

TITLE REPORT

*Land measuring 214 decimal, more or less.
R.S./L.R. Dag Nos. 122 and 123, Mouza Kochpukur, J.L. No. 2,
Police Station Kolkata Leather Complex District South 24 Parganas*

PART-1

CLIENT: MESSIEURS ZENITH CONCLAVE LLP

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TITLE REPORT

Re: Land measuring 214 (two hundred and fourteen) decimal, more or less, being the entirety of R.S./L.R. Dag Nos. 122 and 123, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangore), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas

Under instructions and on behalf of our Client, **Messieurs Zenith Conclave LLP**, we have caused due diligence limited to Devolution of Title in respect of the Said Property (defined below).

1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property** shall mean land measuring 214 (two hundred and fourteen) decimal [physically measuring 213.4 (two hundred and thirteen point four) decimal], more or less, being the entirety of R.S./L.R. Dag Nos. 122 and 123, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangore), within the limits of Bamanghata Gram Panchayet (**BGP**), Sub-Registration District Bhangore, District South 24 Parganas, more fully and collectively described in the **Schedule** below.

1.1.2 **Owners:** shall mean (1) Madhu Surana, (2) Shrenik Surana, (3) Saroj Kumar Surana, (4) Komal Surana, (5) Nishit Jain, (6) Nikita Jain, (7) Manohar Lall Meet Jain HUF, (8) Meet Jain HUF, (9) Bina Jain, (10) Nisha Jain, (11) Meet Jain, (12) Amrita Sannigrahi, (13) Bratati Mukhopadhyay, (14) Siddhartha Mukherjee, (15) Arvind Kumar Jain HUF, (16) Rosy Jain, (17) Bijay Kumar Jain HUF, (18) Suman Property Private Limited, (19) Rahul Kyal and (20) Anurag Kyal (collectively **Owners**).

2. Production of Documents of Title

2.1 Inspection of documents of title in respect of the Said Property were given, details whereof are mentioned in **Annexure-A** hereto.

3. Offices Where Searches Have Been Conducted

3.1 **Registration Offices**

Index-II



From 1991 to 2022 in respect of R.S./L.R. *Dag* Nos. 122 and 123, *Mouza* Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangore), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas

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Sl.	Name	Period
1.	Shrenik Surana, son of Saroj Kumar Surana	2007 - 2008
2.	Madhu Surana, wife of Saroj Kumar Surana	2007 - 2008
3.	Nishit Jain, son of Bharat Jain	2007 - 2008
4.	Aditya Mundhra, son of Shyam Sundar Mundhra	2007 - 2009
5.	Indra Gandhi, wife of Kamal Kishore Gandhi	2007 - 2009
6.	Resha Dujari nee Mundhra, wife of Navneet Dujari	2007 - 2009
7.	Nisha Sadani, wife of Sameer Sadani	2007 - 2009
8.	Sudarshan Mimani, son of Bulaki Das Mimani	2007 - 2009
9.	Saurabh Tapdiya, son of P. L. Tapdiya	2007 - 2009
10.	Kusum Devi Mundhra, wife of Shyam Sundar Mundhra	2007 - 2009
11.	Eela Jain, wife of Bharat Jain	2007 - 2009
12.	Sajjan Devi Dugar, wife of Bharat Mal Dugar	2007 - 2009
13.	Shruti Dugar, wife of Vipul Dugar	2007 - 2009
14.	Gopal Prasad Bhojnagarwala, son of Mohan Lal Bhojnagarwala	2007 - 2009
15.	Ravinder Bhatia, son of Jagdish Bhatia	2007 - 2009
16.	Green Vally Towers Private Limited	2004 - 2007
17.	Nakul Himatsingka, son of Srawan Kumar Himatsingka	2004 - 2007

3.1.1 Registrar of Assurances, Kolkata

3.1.2 District Registration Office, Alipore, South 24 Parganas

3.1.3 Additional District Sub-Registration Office, Bhangar

NOTE: Prior to 2002, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office by our representative. For the period from 2002 onwards, for electronic documents, our representative was not given access to the Index in the Registration Office and had to rely on oral information supplied by Registration Office personnel. Hence, our search report remains subjective with regard to Indices from 2002 onwards.



For result/analysis of searches, please refer to details of **Annexure-B** hereto.

3.2 Courts

- For the year 2009 - 2020 in the name of Madhu Surana, wife of Saroj Kumar Surana
- For the year 2009 - 2020 in the name of Shrenik Surana, son of Saroj Kumar Surana
- For the year 2009 - 2020 in the name of Nishit Jain, son of Bharat Jain
- For the year 2009 - 2020 in the name of Saroj Kumar Surana, son of Late Hanut Mal Surana
- For the year 2009 - 2020 in the name of Manohar Lall Meet Jain HUF
- For the year 2009 - 2020 in the name of Meet Jain HUF
- For the year 2009 - 2020 in the name of Bina Jain, wife of Manohar Lall Jain
- For the year 2009 - 2020 in the name of Nisha Jain, wife of Meet Jain
- For the year 2009 - 2020 in the name of Rajendra Kumar Gangwal, son of Ratan Lal Gangwal
- For the year 2009 - 2020 in the name of Nisha Devi Gangwal, wife of Rajendra Kumar Gangwal
- For the year 2009 - 2020 in the name of Rohit Gangwal, son of Rajendra Kumar Gangwal
- For the year 2009 - 2020 in the name of Arvind Kumar Jain HUF
- For the year 2009 - 2020 in the name of Rosy Jain, wife of Arvind Kumar Jain
- For the year 2009 - 2020 in the name of Bijay Kumar Jain HUF



- For the year 2009 - 2020 in the name of Suman Properties Private Limited

3.2.1 In the Court of the Civil Judge, Junior Division, Alipore for Title Suit, Title Execution, Money Suit and Money Execution

3.2.2 In the Court of the Civil Judge, Senior Division, Alipore for Title Suit, Title Execution, Money Suit and Money Execution

For results/analysis of searches, please refer to details of **Annexure-C** hereto.

3.3 **Land Acquisition Collector, Alipore, South 24 Parganas**

3.3.1 Records of the Office of the Land Acquisition Collector, Alipore, South 24 Parganas

For results/analysis of searches, please refer to details of **Annexure-D** hereto.

3.4 **Urban Land (Ceiling & Regulation) Act, 1976**

3.4.1 Records of the Office of the Competent Authority [under Urban Land (Ceiling & Regulation) Act, 1976], South 24 Parganas

For results/analysis of searches, please refer to details of **Annexure-E** hereto.

3.5 **Kolkata Metropolitan Development Authority (KMDA)**

3.5.1 Records of the Office of the Kolkata Metropolitan Development Authority, Prashasan Bhawan, Block-DD, Sector-I, Salt Lake, Kolkata-700064

For results/analysis of searches, please refer to details of **Annexure-F** hereto.

3.6 **West Bengal Housing Infrastructure Development Corporation Limited (HIDCO)**

3.6.1 Records of the Office of the West Bengal Housing Infrastructure Development Corporation Limited (**HIDCO**)

For results/analysis of searches, please refer to details of **Annexure-G** hereto.



3.7 **Block Land And Land Reforms Officer, Bhangar-II, South 24 Parganas**

3.7.1 Records of the Office of the Block Land and Land Reforms Officer, Sonarpur, South 24 Parganas

For results/analysis of searches, please refer to details of **Annexure-H** hereto.

4. **Devolution of Title**

4.1 By virtue of (1) Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004, (2) Deed of Conveyance dated 12th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 11, at Pages 5848 to 5881, being Deed No. 05659 for the year 2004 and (3) Deed of Conveyance dated 19th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 15, at Pages 9244 to 9262, being Deed No. 07073 for the year 2005, Green Vally Towers Private Limited became the sole and absolute owner in respect of (1) land measuring 162 (one hundred and sixty two) decimal, being the entirety of R.S./L.R. Dag No. 122, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**First Property**) and (2) land measuring 52 (fifty two) decimal [physically measuring about 51.4 (fifty one point four) decimal, more or less], being the entirety of R.S./L.R. Dag No. 123, Mouza Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangar), within the limits of BGP, Sub-Registration District Bhangore, District South 24 Parganas (**Second Property**), free from all encumbrances. The First Property and Second Property (collectively being the Said Property described in point no. 1.1.1 hereinabove).

4.2 By a Deed of Conveyance dated 12th June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007, said Green Vally Towers Private Limited sold, conveyed and transferred *inter alia* the Said Property in favour of (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Madhu Surana, (9) Shrenik Surana, (10) Eela Jain, (11) Nishit Jain, (12) Akhil Orchards Private Limited, (13) Bansilal Credit Private Limited, (14) Bacchraj



Farms Private Limited, (15) Merwara Hotels Private Limited, (16) MSB Mercantiels Private Limited, (17) Sajjan Devi Dugar, (18) Shruti Dugar, (19) Gopal Prasad Bhojnagarwala and (20) Ravinder Bhatia.

4.3 The First Property, being L.R. Dag No. 122 has been converted from Pukurpar/Danga to Bastu vide Memo Nos. 21C/203/B.L.&L.R.O. Bh-II/10, 21C/204/B.L.&L.R.O. Bh-II/10, 21C/205/B.L.&L.R.O. Bh-II/10, 21C/206/B.L.&L.R.O. Bh-II/10, 21C/207/B.L.&L.R.O. Bh-II/10, 21C/208/B.L.&L.R.O. Bh-II/10, 21C/209/B.L.&L.R.O. Bh-II/10, 21C/210/B.L.&L.R.O. Bh-II/10, 21C/211/B.L.&L.R.O. Bh-II/10, 21C/212/B.L.&L.R.O. Bh-II/10, 21C/194/B.L.&L.R.O. Bh-II/10, 21C/195/B.L.&L.R.O. Bh-II/10, 21C/196/B.L.&L.R.O. Bh-II/10, 21C/197/B.L.&L.R.O. Bh-II/10, 21C/198/B.L.&L.R.O. Bh-II/10, 21C/199/B.L.&L.R.O. Bh-II/10, 21C/200/B.L.&L.R.O. Bh-II/10, 21C/201/B.L.&L.R.O. Bh-II/10 and 21C/202/B.L.&L.R.O. Bh-II/10 all dated 22.04.2010 and 21C/149/B.L.&L.R.O. Bh-II/10 dated 30.03.2010.

4.4 By an Indenture of Conveyance dated 13th April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009, said (1) Aditya Mundhra, (2) Indra Gandhi, (3) Resha Mundhra (Dujari), (4) Nisha Sadani, (5) Sudarshan Mimani, (6) Saurabh Tapdiya, (7) Kusum Devi Mundhra, (8) Ecla Jain, (9) Sajjan Devi Dugar, (10) Shruti Dugar, (11) Gopal Prasad Bhojnagarwala and (12) Ravinder Bhatia sold, conveyed and transferred land measuring 97.2 (ninety seven point two) decimal, more or less, being their undivided 3/5th share out of the First Property and land measuring 31.2 (thirty one point two) decimal [physically measuring 30.84 (thirty point eight four) decimal], more or less, being their undivided 3/5th share out of the Second Property in favour of (1) Manohar Lall Meet Jain HUF, (2) Meet Jain HUF, (3) Bina Jain, (4) Nisha Jain, (5) Rajendra Kumar Gangwal, (6) Nisha Devi Gangwal, (7) Rohit Gangwal, (8) Arvind Kumar Jain HUF, (9) Rosy Jain, (10) Bijay Kumar Jain HUF and (11) Suman Property Private Limited, being confirmed by the other co-owners of the Said Property, being (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited and (8) MSB Mercantiels Private Limited. Therefore, the ownership of the Said Property stands as given hereunder:

Owners	Dag No. 122 (in dec.)	Dag No. 123 (in dec.)	Total (in dec.)
Madhu Surana	8.1	2.6	10.7



Shrenik Surana	8.1	2.6	10.7
Nishit Jain	8.1	2.6	10.7
Akhil Orchards Private Limited	8.1	2.6	10.7
Bansilal Credit Private Limited	8.1	2.6	10.7
Bacchraj Farms Private Limited	8.1	2.6	10.7
Merwara Hotels Private Limited	8.1	2.6	10.7
MSB Mercantile Private Limited	8.1	2.6	10.7
Manohar Lall Meet Jain HUF	8.8364	2.8364	11.6728
Meet Jain HUF	8.8364	2.8364	11.6728
Bina Jain	8.8364	2.8364	11.6728
Nisha Jain	8.8364	2.8364	11.6728
Rajendra Kumar Gangwal	8.8364	2.8364	11.6728
Nisha Devi Gangwal	8.8364	2.8364	11.6728
Rohit Gangwal	8.8364	2.8364	11.6728
Arvind Kumar Jain HUF	8.8363	2.8363	11.6726
Rosy Jain	8.8363	2.8363	11.6726
Bijay Kumar Jain HUF	8.8363	2.8363	11.6726
Suman Property Private Limited	8.8363	2.8363	11.6726
Total:	162	52	214 (Physically 213.4 dec.)

- 4.5 By a Deed of Partition dated 7th October, 2013, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, CD Volume No. 18, at Pages 2252 to 2293, being Deed No. 08961 for the year 2013 (**Said Partition**), said (1) Madhu Surana, (2) Shrenik Surana, (3) Nishit Jain, (4) Akhil Orchards Private Limited, (5) Bansilal Credit Private Limited, (6) Bacchraj Farms Private Limited, (7) Merwara Hotels Private Limited, (8) MSB Mercantile Private Limited, (9) Manohar Lall Meet Jain HUF, (10) Meet Jain HUF, (11) Bina Jain, (12) Nisha Jain, (13) Rajendra Kumar Gangwal, (14) Nisha Devi Gangwal, (15) Rohit Gangwal, (16) Arvind Kumar Jain HUF, (17) Rosy Jain, (18) Bijay Kumar Jain HUF and (19) Suman Property Private Limited caused partition of inter alia the R.S./L.R. Dag Nos. 122 and 123 by metes and bounds and by virtue of the said Partition said (1) Madhu Surana and Shrenik Surana were jointly allotted to the separate demarcated Plot of land being described as **Lot-A** therein comprising of land measuring 33.471 (thirty three point four seven one) decimal, more or less in said R.S./L.R. Dag No. 122 and 11.3802 (eleven point three eight zero two) decimal, more or less in said R.S./L.R. Dag No. 123, (2) Nishit Jain was allotted to the separate demarcated Plot of land being described as **Lot-B** therein comprising of land measuring 16.1315 (sixteen point one three one five) decimal, more or less in said R.S./L.R. Dag No. 122 and 1.8053 (one point eight zero five three) decimal, more or less in said R.S./L.R. Dag No. 123, (3) Manohar Lall Meet Jain HUF, Meet Jain HUF, Bina Jain and Nisha Jain were jointly allotted to the separate demarcated Plot of land being described as **Lot-C** therein comprising of land

measuring 49.5868 (forty nine point five eight six eight) decimal, more or less in said R.S./L.R. Dag No. 122 and 16.8596 (sixteen point eight five nine six) decimal, more or less in said R.S./L.R. Dag No. 123, (4) Rajendra Kumar Gangwal, Nisha Devi Gangwal and Rohit Gangwal were jointly allotted to the separate demarcated Plot of land being described as **Lot-D** therein comprising of land measuring 29.7521 (twenty nine point seven five two one) decimal, more or less in said R.S./L.R. Dag No. 122 and 10.1157 (ten point one one five seven) decimal, more or less in said R.S./L.R. Dag No. 123, (5) Arvind Kumar Jain HUF and Rosy Jain were jointly allotted to the separate demarcated Plot of land being described as **Lot-E** therein comprising of land measuring 16.5289 (sixteen point five two eight nine) decimal, more or less in said R.S./L.R. Dag No. 122 and 5.6198 (five point six one nine eight) decimal, more or less in said R.S./L.R. Dag No. 123 and (6) Bijay Kumar Jain HUF and Suman Property Private Limited were jointly allotted to the separate demarcated Plot of land being described as **Lot-F** therein comprising of land measuring 16.5289 (sixteen point five two eight nine) decimal, more or less in said R.S./L.R. Dag No. 122 and 5.6198 (five point six one nine eight) decimal, more or less in said R.S./L.R. Dag No. 123. It is pertinent to mention here that said Akhil Orchards Private Limited, Bansilal Credit Private Limited, Bacchraj Farms Private Limited, Merwara Hotels Private Limited and MSB Mercantile Private Limited being the Third Parties to the Said Partition were paid owelty money in respect of their undivided ownership and were not allotted to any portion of land in the said Dag Nos. 122 and 123.

- 4.6 By a Deed of Gift dated 28th November, 2013, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, CD Volume No. 21, at Pages 922 to 935, being Deed No. 10924 for the year 2013, said (1) Madhu Surana and (2) Shrenik Surana gifted, granted and transferred undivided land measuring 11.1570 (eleven point one five seven zero) decimal, more or less, in R.S./L.R. Dag No. 122 and land measuring 3.7934 (three point seven nine three four) decimal, more or less, in R.S./L.R. Dag No. 123 out of the said Lot-A mentioned hereinabove, in favour of Saroj Kumar Surana.
- 4.7 In the above mentioned circumstances (1) Madhu Surana, Shrenik Surana and Saroj Kumar Surana became entitled to the separate demarcated Plot of land being **Lot-A**, (2) Nishit Jain became entitled to the separate demarcated Plot of land being **Lot-B**, (3) Manohar Lall Meet Jain HUF, Meet Jain HUF, Bina Jain and Nisha Jain became entitled to the separate demarcated Plot of land being **Lot-C**, (4) Rajendra Kumar Gangwal, Nisha Devi Gangwal and Rohit Gangwal became entitled to the separate demarcated Plot of land

being **Lot-D**, (5) Arvind Kumar Jain HUF and Rosy Jain became entitled to the separate demarcated Plot of land being **Lot-E** and (6) Bijay Kumar Jain HUF and Suman Property Private Limited became entitled to the separate demarcated Plot of land being **Lot-F**.

- 4.8 In the aforesaid circumstances the ownership of the Said Property, comprised in First Property and Second Property is given in the chart below:

Owners	L.R. Khatian	Dag No. 122 (in dec.)	Dag No. 123 (in dec.)	Total (in dec.)	Lot
Madhu Surana	1026	33.471	11.3802	44.8512	A
Shrenik Surana	1023				
Saroj Kumar Surana	1187				
Nishit Jain	1031	16.1315	1.8053	17.9368	B
Manohar Lall Meet Jain HUF	1188	49.5868	16.8596	66.4464	C
Meet Jain HUF	1189				
Bina Jain	1191				
Nisha Jain	1192				
Rajendra Kumar Gangwal	1193	29.7521	10.1157	39.8678	D
Nisha Devi Gangwal	1194				
Rohit Gangwal	1195				
Arvind Kumar Jain HUF	1196	16.5289	5.6198	22.1487	E
Rosy Jain	1197				
Bijay Kumar Jain HUF	1198	16.5289	5.6198	22.1487	F
Suman Property Private Limited	1190				
Total:		162	52 (Physically 51.4 dec.)	214 (Physically 213.4 dec.)	

- 4.9 By a Deed of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66383 to 66423, being Deed No. 160201221 for the year 2021, said Madhu Surana, Shrenik Surana and Saroj Kumar Surana sold, conveyed and transferred (1) land measuring 1.779 (one point seven seven nine) decimal, more or less, out of said Dag No. 122 and (2) land measuring 0.8853 (zero point eight eight five three) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-A, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.

- 4.10 By a Deed of Gift dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66348 to 66382, being Deed No. 160201222 for the year 2021, said Madhu



Surana, Shrenik Surana and Saroj Kumar Surana gifted, granted and transferred (1) land measuring 3.3582 (three point three five eight two) decimal, more or less, out of said Dag No. 122 and (2) land measuring 1.0773 (one point zero seven seven three) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-A, in favour of Komal Surana.

- 4.11 By a Deed of Gift dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66287 to 66312, being Deed No. 160201212 for the year 2021, said Nishit Jain gifted, granted and transferred (1) land measuring 3.1869 (three point one eight six nine) decimal, more or less, out of said Dag No. 122 and (2) land measuring 1.0224 (one point zero two two four) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-B, in favour of Nikita Jain.
- 4.12 By a Deed of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66518 to 66547, being Deed No. 160201214 for the year 2021, said Nishit Jain sold, conveyed and transferred (1) land measuring 2.6914 (two point six nine one four) decimal, more or less, out of said Dag No. 122 and (2) land measuring 0.3540 (zero point three five four zero) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-B, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.
- 4.13 By a Deed of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66548 to 66581, being Deed No. 160201217 for the year 2021, said Manohar Lall Meet Jain HUF sold, conveyed and transferred (1) land measuring 2.7716 (two point seven seven one six) decimal, more or less, out of said Dag No. 122 and (2) land measuring 1.1236 (one point one two three six) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-C and Meet Jain HUF sold, conveyed and transferred (1) land measuring 0.2983 (zero point two nine eight three) decimal, more or less, out of said Dag No. 122 and (2) land measuring 0.2479 (zero point two four seven nine) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-C, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.
- 4.14 By a Deed of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages



66424 to 66455, being Deed No. 160201220 for the year 2021, said Meet Jain HUF sold, conveyed and transferred (1) land measuring 2.5355 (two point five three five five) decimal, more or less, out of said Dag No. 122 and (2) land measuring 0.8134 (zero point eight one three four) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-C, in favour of Stylo Ventures Private Limited.

- 4.15 By a Deed of Gift dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66456 to 66483, being Deed No. 160201218 for the year 2021, said Bina Jain and Nisha Jain gifted, granted and transferred (1) land measuring 6.5226 (six point five two two six) decimal, more or less, out of said Dag No. 122 and (2) land measuring 2.0926 (two point zero nine two six) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-C, in favour of Meet Jain.
- 4.16 By a Deed of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66165 to 66203, being Deed No. 160201211 for the year 2021, said Rajendra Kumar Gangwal, Nisha Devi Gangwal and Rohit Gangwal sold, conveyed and transferred (1) land measuring 29.7522 (twenty nine point seven five two two) decimal, more or less, out of said Dag No. 122 and (2) land measuring 10.1157 (ten point one one five seven) decimal, more or less, out of the said Dag No. 123, being the Lot-D, in favour of (1) PS Vinayak Complex LLP (9.078 decimal in said Dag No. 122 and 3.2749 decimal in said Dag No. 123), (2) PS Vinayak Smartcity LLP (9.078 decimal in said Dag No. 122 and 3.2749 decimal in said Dag No. 123), (3) Raintree Enclave LLP (9.078 decimal in said Dag No. 122 and 3.2749 decimal in said Dag No. 123) and (4) Hallmark Tradecom Private Limited (2.5182 decimal in said Dag No. 122 and 0.291 decimal in said Dag No. 123).
- 4.17 By a Deed of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66484 to 66517, being Deed No. 160201215 for the year 2021, said Arvind Kumar Jain HUF and Rosy Jain sold, conveyed and transferred (1) land measuring 1.286 (one point two eight six) decimal, more or less, out of said Dag No. 122 and (2) land measuring 0.4372 (zero point four three seven two) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-E, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.



- 4.18 By a Deed of Conveyance dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66313 to 66347, being Deed No. 160201223 for the year 2021, said Bijay Kumar Jain HUF and Suman Property Private Limited sold, conveyed and transferred (1) land measuring 1.286 (one point two eight six) decimal, more or less, out of said Dag No. 122 and (2) land measuring 0.4372 (zero point four three seven two) decimal, more or less, out of the said Dag No. 123, both are forming part of Lot-F, in favour of (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited.
- 4.19 In the aforesaid circumstances the ownership of the Said Property, comprised in First Property and Second Property is given in the chart below:

Owners	L.R. Khatian	Dag No. 122 (in dec.)	Dag No. 123 (in dec.)	Total (in dec.)	Lot
Madhu Surana	1026	9.4446	3.1392	44.8512	A
Shrenik Surana	1023	9.4446	3.1392		
Saroj Kumar Surana	1187	9.4446	3.1392		
Komal Surana	1328	3.3582	1.0773		
Exalted Trading Private Limited	N/A	0.8895	0.4427		
Ever Glowing Trading Private Limited	N/A	0.8895	0.4426		
Nishit Jain	1031	10.2532	0.4289	17.9368	B
Nikita Jain	1329	3.1869	1.0224		
Exalted Trading Private Limited	N/A	1.3457	0.177		
Ever Glowing Trading Private Limited	N/A	1.3457	0.177		
Manohar Lall Meet Jain HUF	1188	9.6251	3.0913	66.4464	C
Meet Jain HUF	1189	9.5629	3.1536		
Bina Jain	1191	9.1354	3.1686		
Nisha Jain	1192	9.1354	3.1686		
Stylo Ventures Private Limited	N/A	2.5355	0.8134		
Meet Jain	1330	6.5226	2.0926		
Exalted Trading Private Limited	N/A	1.535	0.6858		
Ever Glowing Trading Private Limited	N/A	1.5349	0.6857		
PS Vinayak Complex LLP	N/A	9.078	3.2749	39.8678	D
PS Vinayak Smartcity LLP	N/A	9.078	3.2749		
Raintree Enclave LLP	N/A	9.078	3.2749		
Hallmark Tradecom Private Limited	N/A	2.5182	0.291		
Arvind Kumar Jain HUF	1196	7.6215	2.5913	22.1487	E
Rosy Jain	1197	7.6214	2.5913		



Exalted Trading Private Limited	N/A	0.643	0.2186		
Ever Glowing Trading Private Limited	N/A	0.643	0.2186		
Bijay Kumar Jain HUF	1198	7.6215	2.5913	22.1487	F
Suman Property Private Limited	1190	7.6214	2.5913		
Exalted Trading Private Limited	N/A	0.643	0.2186		
Ever Glowing Trading Private Limited	N/A	0.643	0.2186		
Total:		162	52 (Physically 51.4 dec.)		

4.20 By virtue of a Development Agreement dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 68203 to 68325, being No. 160201225 for the year 2021 (**Principal Development Agreement**), said (1) Madhu Surana, (2) Shrenik Surana, (3) Saroj Kumar Surana, (4) Komal Surana, (5) Nishit Jain, (6) Nikita Jain, (7) Manohar Lall Meet Jain HUF, (8) Meet Jain HUF, (9) Bina Jain, (10) Nisha Jain, (11) Meet Jain, (12) Arvind Kumar Jain HUF, (13) Rosy Jain, (14) Bijay Kumar Jain HUF, (15) Suman Property Private Limited, (16) Stylo Ventures Private Limited, (17) PS Vinayak Complex LLP, (18) PS Vinayak Smartcity LLP, (19) Raintree Enclave LLP, (20) Hallmark Tradecom Private Limited, (21) Exalted Trading Private Limited and (22) Ever Glowing Trading Private Limited have jointly appointed (1) Rahul Kyal and (2) Anurag Kyal Conclave LLP as the Developer to develop the Said Property under the terms and conditions agreed thereupon and the aforesaid owners have also granted a Development Power of Attorney dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 67714 to 67796, being No. 160201226 for the year 2021 (**Principal Development Power Of Attorney**) in this regard unto and in favour of Zenith Conclave LLP.

4.21 Out of the aforesaid owners, (1) Madhu Surana, (2) Shrenik Surana, (3) Saroj Kumar Surana, (4) Komal Surana, (5) Nishit Jain, (6) Nikita Jain, (7) Manohar Lall Meet Jain HUF, (8) Meet Jain HUF, (9) Bina Jain, (10) Nisha Jain, (11) Meet Jain, (12) Arvind Kumar Jain HUF, (13) Rosy Jain, (14) Bijay Kumar Jain HUF, (15) Suman Property Private Limited and (16) Stylo Ventures Private Limited by way of a General Power of Attorney dated 27th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 67797 to 67866, being No. 160201224 for the year

2021, appointed one Sandeep Jain, son of Bijay Kumar Jain as their true and lawful attorney to inter alia deal with, manage and maintain their right, title, interest and share in the Said Property and act on their behalf as mentioned therein.

- 4.22 By an Indenture of Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2021, at Pages 146019 to 146051, being Deed No. 160403722 for the year 2021, said PS Vinayak Complex LLP sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Galtonia Builders Private Limited **subject to** subsistence of the said Principal Development Agreement and Principal Development Power Of Attorney in furtherance to a registered Agreement for Sale dated 11th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2021, at Pages 72821 to 72852, being No. 160401762 for the year 2021. It is pertinent to mention here that the name of the said Developer has been wrongfully mentioned as Kyal Developers Private Limited instead and in place of Zenith Conclave LLP in Line No. 6 of Clause 5.1.6 at Page No. 6 of the said Agreement. The parties to the said Conveyance dated 5th May, 2021 have declared the said mistake therein and rectified the same accordingly.
- 4.23 By an Indenture of Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2021, at Pages 145952 to 145984, being Deed No. 160403723 for the year 2021, said PS Vinayak Smartcity LLP sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Thyone Agri Products LLP **subject to** subsistence of the said Principal Development Agreement and Principal Development Power Of Attorney in furtherance to a registered Agreement for Sale dated 11th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2021, at Pages 71304 to 71335, being No. 160401761 for the year 2021. It is pertinent to mention here that the name of the said Developer has been wrongfully mentioned as Kyal Developers Private Limited instead and in place of Zenith Conclave LLP in Line No. 6 of Clause 5.1.6 at Page No. 6 of the said Agreement. The parties to the said Conveyance dated 5th May, 2021 have declared the said mistake therein and rectified the same accordingly.
- 4.24 By an Indenture of Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at



Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 145985 to 146018, being Deed No. 160403725 for the year 2021, said Raintree Enclave LLP sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Vetiver Realty Private Limited **subject to** subsistence of the said Principal Development Agreement and Principal Development Power Of Attorney in furtherance to a registered Agreement for Sale dated 11th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 71272 to 71303, being No. 160401760 for the year 2021. It is pertinent to mention here that the name of the said Developer has been wrongfully mentioned as Kyal Developers Private Limited instead and in place of Zenith Conclave LLP in Line No. 6 of Clause 5.1.6 at Page No. 6 of the said Agreement. The parties to the said Conveyance dated 5th May, 2021 have declared the said mistake therein and rectified the same accordingly.

- 4.25 By an Indenture of Conveyance dated 5th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 146052 to 146085, being Deed No. 160403721 for the year 2021, said Hallmark Tradecom Private Limited sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Thyone Herbal Products Private Limited **subject to** subsistence of the said Principal Development Agreement and Principal Development Power Of Attorney in furtherance to a registered Agreement for Sale dated 11th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 72853 to 72883, being No. 160401763 for the year 2021. It is pertinent to mention here that the name of the said Developer has been wrongfully mentioned as Kyal Developers Private Limited instead and in place of Zenith Conclave LLP in Line No. 6 of Clause 5.1.6 at Page No. 6 of the said Agreement. The parties to the said Conveyance dated 5th May, 2021 have declared the said mistake therein and rectified the same accordingly.
- 4.26 By a Supplemental Development Agreement dated 11th May, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, Pages from 199450 to 199482, being No. 160204606 for the year 2021 (**Supplemental DA Of Galtonia & Ors.**), said (1) Galtonia Builders Private Limited, (2) Thyone Agri Products LLP, (3) Vetiver Realty Private Limited and (4) Thyone Herbal Products Private Limited have jointly granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of their share in



the Said Property under the terms and conditions mentioned therein in supplementation to the Principal Development Agreement.

- 4.27 It pertinent to mention here that land measuring 3.5 (three point five) decimal, more or less, out of the First Property as it has been previously sold, conveyed and transferred in favour of said Green Vally Towers Private Limited vide the said Deed of Conveyance dated 27th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004 by one Zidan Afroz Gazi (who was a minor at that time), being represented by his mother, Runa Laila, without obtaining the required permission from the appropriate Court of Law, therefore, the said transfer is not enforceable as per the Muslim Personal Law for the time being in force. Therefore, said Zidan Afroz Gazi on attaining majority has executed and transferred his rightful title to the Said Property in favour of said (1) Madhu Surana, (2) Shrenik Surana, (3) Saroj Kumar Surana, (4) Komal Surana, (5) Nishit Jain, (6) Nikita Jain, (7) Manohar Lall Meet Jain HUF, (8) Meet Jain HUF, (9) Bina Jain, (10) Nisha Jain, (11) Meet Jain, (12) Arvind Kumar Jain HUF, (13) Rosy Jain, (14) Bijay Kumar Jain HUF, (15) Suman Property Private Limited, (16) Stylo Ventures Private Limited, (17) Galtonia Builders Private Limited, (18) Thyone Agri Products LLP, (19) Vetiver Realty Private Limited, (20) Thyone Herbal Products Private Limited, (21) Exalted Trading Private Limited and (22) Ever Glowing Trading Private Limited proportionate to their entitlement in said R.S./L.R. Dag No. 122 vide a Conveyance dated 10th September, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 245277 to 245320, being Deed No. 160406546 for the year 2021.
- 4.28 Prayer for conversion of said R.S./L.R. Dag No. 123 from "Pukur" to "Bastu" had been submitted by (1) Madhu Surana, (2) Shrenik Surana, (3) Saroj Kumar Surana, (4) Komal Surana, (5) Nishit Jain, (6) Nikita Jain, (7) Manohar Lall Meet Jain HUF, (8) Meet Jain HUF, (9) Bina Jain, (10) Nisha Jain, (11) Meet Jain, (12) Arvind Kumar Jain HUF, (13) Rosy Jain, (14) Bijay Kumar Jain HUF, (14) Rajendra Kumar Gangwal, (15) Nisha Devi Gangwal and (16) Rohit Gangwal of the said plot of land save and except Suman Property Private Limited before the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas. In this regard the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas was pleased to pass a direction upon the aforesaid owners to create compensary water body as per provision of the West Bengal Inland

Fisheries (Amendment) Act, 2008 vide Memo No. 51(C)/Misc-10/2767(17)/P/21 dated 27/04/2022 as per the Schedule therein and the Site Plan attached thereto. Further, the Department of Fisheries, Aquaculture, Aquatic Resources and Fishing Harbours, Govt. of West Bengal has also accorded its No Objection to such alteration vide its Order bearing No. 1257-Fish/FI-37019/22/2022-SECTION(FI)-Dept of FI dated 17/06/2022.

- 4.29 As per the direction of the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas, an area of land measuring 49 (forty nine) decimal, more or less, out of 162 (one hundred and sixty two) decimal, being a demarcated portion out of the said R.S./L.R. Dag No. 122 has been created as a compensatory water body and an equal area of land out of the said R.S./L.R. Dag No. 123 has been converted from "Pukur" to "Bastu" vide its Memo Nos. 51C/Misc.-10/8113/1(3)/2020, 51C/Misc.-10/8112/1(3)/2020, 51C/Misc.-10/8111/1(3)/2020, 51C/Misc.-10/8110/1(3)/2020, 51C/Misc.-10/8109/1(3)/2020 and 51C/Misc.-10/8108/1(3)/2020 all dated 06/07/2022, 51C/Misc.-10/7069/1(3)/2020, 51C/Misc.-10/7068/1(3)/2020, 51C/Misc.-10/7067/1(3)/2020, 51C/Misc.-10/7066/1(3)/2020, 51C/Misc.-10/7065/1(3)/2020, 51C/Misc.-10/7064/1(3)/2020, 51C/Misc.-10/7063/1(3)/2020, 51C/Misc.-10/7062/1(3)/2020, 51C/Misc.-10/7061/1(3)/2020, 51C/Misc.-10/7060/1(3)/2020 and 51C/Misc.-10/7059/1(3)/2020 all dated 28/06/2022.
- 4.30 In the given circumstances, (1) land area measuring 113 (one hundred and thirteen) decimal, more or less, out of 162 (one hundred and sixty two) decimal, in said R.S./L.R. Dag No. 122 is classified as Bastu (Homestead) and the remaining land area measuring 49 (forty nine) decimal, out of 162 (one hundred and sixty two) decimal, in said R.S./L.R. Dag No. 122 is classified as Pukur (Pond) and (2) land area measuring 49 (forty nine) decimal, more or less, out of 52 (fifty two) decimal, in said R.S./L.R. Dag No. 123 is classified as Bastu (Homestead) and the remaining land area measuring 3 (three) decimal, out of 52 (fifty two) decimal, in said R.S./L.R. Dag No. 123 is classified as Pukur (Pond).
- 4.31 By virtue of a Scheme of Merger or Amalgamation pursuant to Section 233 of the Companies Act, 2013 and Rule 25(5) of Companies (Compromise, Arrangement and Amalgamations) Rules, 2016 vide Scheme Confirmation Nos. RD/T/35086/S-233/22/3983 and RD/T/35086/S-233/22/3984 both dated 22nd July, 2022 issued by Regional Director (ER), Office of the Regional Director, Ministry of Corporate Affairs, Kolkata said (1) Exalted Trading Private Limited and (2) Ever Glowing Trading Private Limited amongst others, being the transferor Company therein got

amalgamated and merged with Kyal Developers Private Limited being the transferee Company therein as per the said Scheme of Merger or Amalgamation.

- 4.32 By a Conveyance dated 17th August, 2022, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2022, at Pages 385951 to 385975, being No. 160211215 for the year 2022, said Kyal Developers Private Limited sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of (1) Rahul Kyal and (2) Anurag Kyal **subject to** subsistence of the said Principal Development Agreement and Principal Development Power Of Attorney.
- 4.33 By a Conveyance dated 17th August, 2022, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2022, at Pages 386260 to 386286, being No. 160211214 for the year 2022, said Stylo Ventures Private Limited sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Meet Jain **subject to** subsistence of the said Principal Development Agreement and Principal Development Power Of Attorney.
- 4.34 By a Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 308849 to 308876, being Deed No. 160410423 for the year 2022, said Galtonia Builders Private Limited sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Amrita Sannigrahi **subject to** subsistence of the said Principal Development Agreement supplemented by the Supplemental DA Of Galtonia & Ors. and Principal Development Power Of Attorney.
- 4.35 By a Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 309018 to 309044, being Deed No. 160410434 for the year 2022, said Thyone Agri Products LLP sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Bratati Mukhopadhyay **subject to** subsistence of the said Principal Development Agreement supplemented by the Supplemental DA Of Galtonia & Ors. and Principal Development Power Of Attorney.
- 4.36 By a Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages



309045 to 309072, being Deed No. 160410433 for the year 2022, said Vetiver Realty Private Limited sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of Siddhartha Mukherjee **subject to** subsistence of the said Principal Development Agreement supplemented by the Supplemental DA Of Galtonia & Ors. and Principal Development Power Of Attorney.

- 4.37 By a Conveyance dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2022, at Pages 308990 to 309017, being Deed No. 160410428 for the year 2022, said Thyone Herbal Products Private Limited sold, conveyed and transferred its right, title and interest in the Said Property unto and in favour of (1) Siddhartha Mukherjee, (2) Bratati Mukhopadhyay and (3) Amrita Sannigrahi **subject to** subsistence of the said Principal Development Agreement supplemented by the Supplemental DA Of Galtonia & Ors. and Principal Development Power Of Attorney.
- 4.38 In the above mentioned events and circumstances the Owners have become the joint and absolute owners in respect of the Said Property, comprised in First Property and Second Property as is given in the chart below:

Owners	L.R. Khatian	Dag No. 122 (in dec.)	Dag No. 123 (in dec.)	Total (in dec.)	Lot
Madhu Surana	1026	9.4446	3.1392	44.8512	A
Shrenik Surana	1023	9.4446	3.1392		
Saroj Kumar Surana	1187	9.4446	3.1392		
Komal Surana	1328	3.3582	1.0773		
Rahul Kyal	1509	0.8895	0.4427		
Anurag Kyal	1508	0.8895	0.4426		
Nishit Jain	1031	10.2532	0.4289	17.9368	B
Nikita Jain	1329	3.1869	1.0224		
Rahul Kyal	1509	1.3457	0.177		
Anurag Kyal	1508	1.3457	0.177		
Manohar Lall Meet Jain HUF	1188	9.6251	3.0913	66.4464	C
Meet Jain HUF	1189	9.5629	3.1536		
Bina Jain	1191	9.1354	3.1686		
Nisha Jain	1192	9.1354	3.1686		
Meet Jain (recorded in the name of Meet Jain HUF)	1189	2.5355	0.8134		
Meet Jain	1330	6.5226	2.0926		
Rahul Kyal	1509	1.535	0.6858		
Anurag Kyal	1508	1.5349	0.6857		
Amrita Sannigrahi (recorded in the name of	1193, 1194 &	9.9174	3.3719	39.8678	D

Rajendra Kumar Gangwal, Nisha Devi Gangwal & Rohit Gangwal)	1195				
Bratati Mukhopadhyay (recorded in the name of Rajendra Kumar Gangwal, Nisha Devi Gangwal & Rohit Gangwal)	1193, 1194 & 1195	9.9174	3.3719		
Siddhartha Mukherjee (recorded in the name of Rajendra Kumar Gangwal, Nisha Devi Gangwal & Rohit Gangwal)	1193, 1194 & 1195	9.9174	3.3719		
Arvind Kumar Jain HUF	1196	7.6215	2.5913	22.1487	E
Rosy Jain	1197	7.6214	2.5913		
Rahul Kyal	1509	0.643	0.2186		
Anurag Kyal	1508	0.643	0.2186		
Bijay Kumar Jain HUF	1198	7.6215	2.5913	22.1487	F
Suman Property Private Limited	1190	7.6214	2.5913		
Rahul Kyal	1509	0.643	0.2186		
Anurag Kyal	1508	0.643	0.2186		
Total:		162	52 (Physically 51.4 dec.)	214 (Physically 213.4 dec.)	

- 4.39 Out of the aforesaid owners, Bratati Mukhopadhyay by way of a General Power of Attorney dated 7th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 308976 to 308989, being No. 160410436 for the year 2022, appointed Siddhartha Mukherjee, son of Late Ashutosh Mukhopadhyay as her true and lawful attorney to inter alia deal with, manage and maintain her right, title, interest and share in the Said Property and act on her behalf as mentioned therein.
- 4.40 By a Supplemental Development Agreement dated 11th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, Pages from 388655 to 388672, being No. 160413293 for the year 2022, said (1) Rahul Kyal and (2) Anurag Kyal have jointly granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of their share in the Said Property under the terms and conditions mentioned therein in supplementation to the Principal Development Agreement and the aforesaid owners have also granted a Development Power of Attorney dated 11th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 388730 to 388752,

being No. 160413294 for the year 2022 in this regard unto and in favour of Zenith Conclave LLP.

- 4.41 By a Supplemental Development Agreement dated 11th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, Pages from 384257 to 384275, being No. 160413126 for the year 2022, said Meet Jain has granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of his share in the Said Property under the terms and conditions mentioned therein in supplementation to the Principal Development Agreement and the aforesaid owners have also granted a Development Power of Attorney dated 11th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 384276 to 384298, being No. 160413127 for the year 2022 in this regard unto and in favour of Zenith Conclave LLP.
- 4.42 By a Supplemental Development Agreement dated 18th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, Pages from 395865 to 395884, being No. 160413469 for the year 2022, said (1) Amrita Sannigrahi, (2) Bratati Mukhopadhyay and (3) Siddhartha Mukherjee have jointly granted development right in favour of the Developer, i.e. Zenith Conclave LLP in respect of their share in the Said Property under the terms and conditions mentioned therein in supplementation to the Principal Development Agreement and Supplemental DA Of Galtonia & Ors. and the aforesaid owners have also granted a Development Power of Attorney dated 18th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 395923 to 395947, being No. 160413466 for the year 2022 in this regard unto and in favour of Zenith Conclave LLP.

5. Conclusion:

- 5.1 The searches undertaken by us have not disclosed any encumbrances affecting the Said Property as per the records available.
- 5.2 Please take note of the observation and advice in respect of the Said Property. They are:
- As per the remarks column of the given L.R. Plot Information provided to us, Sec. 4 Sub-sec. 4a is applicable in respect of said L.R. Dag Nos. 122 and 123. We can understand that at some point



of time the said Dags or a substantial part thereof have been used for any purpose other than that for which it have been settled for without any reasonable cause. However, as on date the said Dags have been duly converted by the concerned Land Reforms Department as per the prevailing Law of the Land, therefore, we do not feel that there is any justification of the said comment of "Sec. 4 Sub-sec. 4a is applicable" in the remarks column as mentioned hereinabove. Therefore, we shall not insist upon any further compliance in this regard.

- We have observed that one Zidan Afroj Gazi (represented by her mother, Runa Lila) being one of the vendors of Deed No. 05626 for the year 2004 was a minor at the time of sale of his share in Dag No. 122, being land measuring 3.5 (three point five) decimal, more or less. However, said Zidan Afroz Gazi on attaining majority has executed and transferred his rightful title to the Said Property in favour of said (1) Madhu Surana, (2) Shrenik Surana, (3) Saroj Kumar Surana, (4) Komal Surana, (5) Nishit Jain, (6) Nikita Jain, (7) Manohar Lall Meet Jain HUF, (8) Meet Jain HUF, (9) Bina Jain, (10) Nisha Jain, (11) Meet Jain, (12) Arvind Kumar Jain HUF, (13) Rosy Jain, (14) Bijay Kumar Jain HUF, (15) Suman Property Private Limited, (16) Stylo Ventures Private Limited, (17) Galtonia Builders Private Limited, (18) Thyone Agri Products LLP, (19) Vetiver Realty Private Limited, (20) Thyone Herbal Products Private Limited, (21) Exalted Trading Private Limited and (22) Ever Glowing Trading Private Limited proportionate to their entitlement in said R.S./L.R. Dag No. 122 vide a Conveyance dated 10th September, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2021, at Pages 245277 to 245320, being Deed No. 160406546 for the year 2021. Therefore, no further compliance is insisted upon.
- We have observed that there were some minor deficiencies in execution of Deed No. 05626/2004 with respect to land measuring about 0.27 decimal out of the Said Property. As this Deed is 18 (eighteen) years old and prior chain Deed (not being the Title Deed) and there had been subsequent mutation and conversion of the subject land. Therefore, no further compliance is insisted upon.
- We have observed that the consideration for sale in respect of (1) Deed No. 160410423 for the year 2022, (2) Deed No. 160410434 for the year 2022, (3) Deed No. 160410433 for the year 2022 and (4) Deed No. 160410428 for the year 2022 are partly paid and partly promised by the purchasers of the said Deeds.



In this regard we would like to quote Section 54 of the Transfer of Property Act, 1882: "54. 'Sale' defined.—'Sale' is a transfer of ownership in exchange for a price paid or promised or part-paid and part promised". The definition of "sale" indicates that there must be a transfer of ownership from one person to another i.e. transfer of all rights and interest in the property, which was possessed by the transferor to the transferee. The transferor cannot retain any part of the interest or right in the property, or else it would not be a sale. The definition further indicates that the transfer of ownership has to be made for a "price paid or promised or part paid and part promised". Price thus constitutes an essential ingredient of the transaction of sale.

In "Vidyadhar v. Manikrao & Anr." the Supreme Court held that the words "price paid or promised or part paid and part promised" indicates that actual payment of the whole of the price at the time of the execution of the Sale Deed is not a sine qua non for completion of the sale. Even if the whole of the price is not paid, but the document is executed, and thereafter registered, the sale would be complete, and the title would pass on to the transferee under the transaction. The non-payment of a part of the sale price would not affect the validity of the sale. Once the title in the property has already passed, even if the balance sale consideration is not paid, the sale could not be invalidated on this ground. In order to constitute a "sale".

In the light of the above, we are of the opinion that the sale transactions vide the aforesaid Deeds are complete and the title of the subject property has devolved upon the purchasers therein. Further, it has been ruled out by the Supreme Court in "**Dahiben vs Arvindbhai Kalyanji Bhanusali**" that under no circumstances non payment of consideration promised to be paid in a registered Deed can be a ground for cancellation of the Sale Deed.

5.3 **Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property.

6. **Disclaimer:**

6.1 This Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.

6.2 This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Property and is not meant for any other purpose or purposes whatsoever.



- 6.3 This Title Report shall not be used or utilised as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.
- 6.4 We would further mention that the searches undertaken by us relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.
- 6.5 Some of the searches done were incomplete due to non-availability of records as mentioned in the **Annexures** hereto.

**Schedule
(Said Property)**

Land measuring 214 (two hundred and fourteen) decimal [physically measuring 213.4 (two hundred and thirteen point four) decimal], more or less, being the entirety of R.S./L.R. *Dag* Nos. 122 and 123, *Mouza* Kochpukur, J.L. No. 2, Police Station Kolkata Leather Complex (formerly Bhangore), within the limits of Bamanghata Gram Panchayet, Sub-Registration District Bhangore, District South 24 Parganas and the Said Property is detailed in the Chart below:

R.S./L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Area (in Decimal)
122	1023, 1026, 1031, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1328, 1329, 1330, 1508 & 1509	162 (Bastu: 113 dec. & Pukur: 49 dec.)
123	1023, 1026, 1031, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1328, 1329, 1330, 1508 & 1509	52 (Bastu: 49 dec. & Pukur: 3 dec.)

Date: 21st January, 2023

Place: Kolkata

For **Supriyo Basu & Associates**


Advocate

**Annexure A
(Document Produced)**

Sl.	Nature, Date and Particulars of Documents	Status
A1	Deed of Conveyance dated 27 th August, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 11, at Pages 5803 to 5847, being Deed No. 05626 for the year 2004	Photocopy
A2	Deed of Conveyance dated 12 th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 11, at Pages 5848 to 5881, being Deed No. 05659 for the year 2004	Photocopy
A3	Deed of Conveyance dated 19 th October, 2004, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, Volume No. 15, at Pages 9244 to 9262, being Deed No. 07073 for the year 2005	Photocopy
A4	Deed of Conveyance dated 12 th June, 2007, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 45, being Deed No. 08088 for the year 2007	Photocopy
A5	Indenture of Conveyance dated 13 th April, 2009, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 9, at Pages 4016 to 4068, being Deed No. 04174 for the year 2009	Photocopy
A6	Deed of Partition dated 7 th October, 2013, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, recorded in Book No. I, CD Volume No. 18, at Pages 2252 to 2293, being Deed No. 08961 for the year 2013	Photocopy
A7	Deed of Gift dated 28 th November, 2013, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 21, at Pages 922 to 935, being Deed No. 10924 for the year 2013	Photocopy
A8	Conversion Certificate dated 22 nd April, 2010, bearing	Photocopy

	Memo No. 21C/203/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	
A9	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/204/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A10	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/205/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A11	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/206/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A12	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/207/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A13	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/208/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A14	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/209/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A15	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/210/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A16	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/211/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A17	Conversion Certificate dated 22 nd April, 2010, bearing	Photocopy

	Memo No. 21C/212/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	
A18	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/194/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A19	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/195/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A20	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/196/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A21	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/197/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A22	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/198/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A23	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/199/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A24	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/200/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A25	Conversion Certificate dated 22 nd April, 2010, bearing Memo No. 21C/201/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A26	Conversion Certificate dated 22 nd April, 2010, bearing	Photocopy

	Memo No. 21C/202/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	
A27	Conversion Certificate dated 30 th March, 2010, bearing Memo No. 21C/149/B.L.&L.R.O. Bh-II/10, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A28	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1026, in the name of Madhu Surana, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A29	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1023, in the name of Shrenik Surana, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A30	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1187, in the name of Saroj Kumar Surana, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A31	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1031, in the name of Nishit Jain, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A32	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1188, in the name of Manohar Lall Meet Jain HUF, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A33	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1189, in the name of Meet Jain HUF, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A34	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1191, in the name of Bina Jain, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A35	L.R. Parcha dated 13 th November, 2020, in respect of	Photocopy

	L.R. Khatian No. 1192, in the name of Nisha Jain, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	
A36	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1193, in the name of Rajendra Kumar Gangwal, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A37	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1194, in the name of Nisha Devi Gangwal, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A38	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1195, in the name of Rohit Gangwal, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A39	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1196, in the name of Arvind Kumar Jain HUF, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A40	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1197, in the name of Rosy Jain, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A41	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1198, in the name of Bijay Kumar Jain HUF, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A42	L.R. Parcha dated 13 th November, 2020, in respect of L.R. Khatian No. 1190, in the name of Suman Property Private Limited, issued by the Block Land and Land Reforms Officer, Bhangar-II, South 24 Parganas	Photocopy
A43	Deed of Conveyance dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66383 to 66423, being Deed No. 160201221 for the year 2021	Photocopy
A44	Deed of Gift dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24	Photocopy

	Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66348 to 66382, being Deed No. 160201222 for the year 2021	
A45	Deed of Gift dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66287 to 66312, being Deed No. 160201212 for the year 2021	Photocopy
A46	Deed of Conveyance dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66518 to 66547, being Deed No. 160201214 for the year 2021	Photocopy
A47	Deed of Conveyance dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66548 to 66581, being Deed No. 160201217 for the year 2021	Photocopy
A48	Deed of Conveyance dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66424 to 66455, being Deed No. 160201220 for the year 2021	Photocopy
A49	Deed of Gift dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66456 to 66483, being Deed No. 160201218 for the year 2021	Photocopy
A50	Deed of Conveyance dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66165 to 66203, being Deed No. 160201211 for the year 2021	Photocopy
A51	Deed of Conveyance dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66484 to 66517, being Deed No. 160201215 for the year 2021	Photocopy
A52	Deed of Conveyance dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II,	Photocopy

	South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 66313 to 66347, being Deed No. 160201223 for the year 2021	
A53	Development Agreement dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 68203 to 68325, being No. 160201225 for the year 2021	Photocopy
A54	Development Power of Attorney dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 67714 to 67796, being No. 160201226 for the year 2021	Photocopy
A55	General Power of Attorney dated 27 th January, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, at Pages 67797 to 67866, being No. 160201224 for the year 2021	Photocopy
A56	Indenture of Conveyance dated 5 th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 146019 to 146051, being Deed No. 160403722 for the year 2021	Photocopy
A57	Agreement for Sale dated 11 th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 72821 to 72852, being No. 160401762 for the year 2021	Photocopy
A58	Indenture of Conveyance dated 5 th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 145952 to 145984, being Deed No. 160403723 for the year 2021	Photocopy
A59	Agreement for Sale dated 11 th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 71304 to 71335, being No. 160401761 for the year 2021	Photocopy
A60	Indenture of Conveyance dated 5 th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24	Photocopy

	Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 145985 to 146018, being Deed No. 160403725 for the year 2021	
A61	Agreement for Sale dated 11 th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 71272 to 71303, being No. 160401760 for the year 2021	Photocopy
A62	Indenture of Conveyance dated 5 th May, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 146052 to 146085, being Deed No. 160403721 for the year 2021	Photocopy
A63	Agreement for Sale dated 11 th February, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 72853 to 72883, being No. 160401763 for the year 2021	Photocopy
A64	Supplemental Development Agreement dated 11 th May, 2021, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2021, Pages from 199450 to 199482, being No. 160204606 for the year 2021	Photocopy
A65	Conveyance dated 10 th September, 2021, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2021, at Pages 245277 to 245320, being Deed No. 160406546 for the year 2021	Photocopy
A66	Scheme of Merger or Amalgamation pursuant to Section 233 of the Companies Act, 2013 and Rule 25(5) of Companies (Compromise, Arrangement and Amalgamations) Rules, 2016 vide Scheme Confirmation No. RD/T/35086/S-233/22/3983 dated 22 nd July, 2022 issued by Regional Director (ER), Office of the Regional Director, Ministry of Corporate Affairs, Kolkata	Photocopy
A67	Scheme of Merger or Amalgamation pursuant to Section 233 of the Companies Act, 2013 and Rule 25(5) of Companies (Compromise, Arrangement and Amalgamations) Rules, 2016 vide Scheme Confirmation	Photocopy

	No. RD/T/35086/S-233/22/3984 dated 22 nd July, 2022 issued by Regional Director (ER), Office of the Regional Director, Ministry of Corporate Affairs, Kolkata	
A68	Conveyance dated 17 th August, 2022, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2022, at Pages 385951 to 385975, being No. 160211215 for the year 2022	Photocopy
A69	Conveyance dated 17 th August, 2022, registered in the Office of the District Sub-Registrar-II, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1602-2022, at Pages 386260 to 386286, being No. 160211214 for the year 2022	Photocopy
A70	Conveyance dated 7 th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 308849 to 308876, being Deed No. 160410423 for the year 2022	Photocopy
A71	Conveyance dated 7 th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 309018 to 309044, being Deed No. 160410434 for the year 2022	Photocopy
A72	Conveyance dated 7 th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 309045 to 309072, being Deed No. 160410433 for the year 2022	Photocopy
A73	Conveyance dated 7 th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 308990 to 309017, being Deed No. 160410428 for the year 2022	Photocopy
A74	General Power of Attorney dated 7 th September, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 308976 to 308989, being No. 160410436 for the year 2022	Photocopy

A75	L.R. Plot Information dated 15 th June, 2022, in respect of L.R. Dag No. 122, issued by the Block Land and Land Reforms Officer, Bhangar-II	Photocopy
A76	L.R. Plot Information dated 15 th June, 2022, in respect of L.R. Dag No. 123, issued by the Block Land and Land Reforms Officer, Bhangar-II	Photocopy
A77	Letter bearing Memo No. 51(C)/Misc-10/2767(17)/P/21 dated 27/04/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas in favour of Shrenik Surana & Ors.	Photocopy
A78	Order bearing No. 1257-Fish/FI-37019/22/2022-SECTION(FI)-Dept of FI dated 17/06/2022, passed by the Department of Fisheries, Aquaculture, Aquatic Resources and Fishing Harbours, Govt. of West Bengal	Photocopy
A79	Conversion Certificate bearing Memo No. 51C/Misc.-10/8113/1(3)/2020 dated 06/07/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A80	Conversion Certificate bearing Memo No. 51C/Misc.-10/8112/1(3)/2020 dated 06/07/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A81	Conversion Certificate bearing Memo No. 51C/Misc.-10/8111/1(3)/2020 dated 06/07/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A82	Conversion Certificate bearing Memo No. 51C/Misc.-10/8110/1(3)/2020 dated 06/07/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A83	Conversion Certificate bearing Memo No. 51C/Misc.-10/8109/1(3)/2020 dated 06/07/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A84	Conversion Certificate bearing Memo No. 51C/Misc.-10/8108/1(3)/2020 dated 06/07/2022, issued by the	Photocopy

	Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	
A85	Conversion Certificate bearing Memo No. 51C/Misc.-10/7069/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A86	Conversion Certificate bearing Memo No. 51C/Misc.-10/7068/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A87	Conversion Certificate bearing Memo No. 51C/Misc.-10/7067/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A88	Conversion Certificate bearing Memo No. 51C/Misc.-10/7066/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A89	Conversion Certificate bearing Memo No. 51C/Misc.-10/7065/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A90	Conversion Certificate bearing Memo No. 51C/Misc.-10/7064/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A91	Conversion Certificate bearing Memo No. 51C/Misc.-10/7063/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A92	Conversion Certificate bearing Memo No. 51C/Misc.-10/7062/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A93	Conversion Certificate bearing Memo No. 51C/Misc.-10/7061/1(3)/2020 dated 28/06/2022, issued by the	Photocopy

	Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	
A94	Conversion Certificate bearing Memo No. 51C/Misc.-10/7060/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A95	Conversion Certificate bearing Memo No. 51C/Misc.-10/7059/1(3)/2020 dated 28/06/2022, issued by the Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas	Photocopy
A96	Online L.R. Plot Information dated 14 th September, 2022, in respect of L.R. Dag No. 122	Photocopy
A97	Online L.R. Plot Information dated 14 th September, 2022, in respect of L.R. Dag No. 123	Photocopy
A98	Supplemental Development Agreement dated 11 th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2022, Pages from 388655 to 388672, being No. 160413293 for the year 2022	Photocopy
A99	Development Power of Attorney dated 11 th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2022, at Pages 388730 to 388752, being No. 160413294 for the year 2022.	Photocopy
A100	Supplemental Development Agreement dated 11 th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2022, Pages from 384257 to 384275, being No. 160413126 for the year 2022	Photocopy
A101	Development Power of Attorney dated 11 th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2022, at Pages 384276 to 384298, being No. 160413127 for the year 2022	Photocopy
A102	Supplemental Development Agreement dated 18 th November, 2022, registered in the Office of the District	Photocopy

	Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. 1, Volume No. 1604-2022, Pages from 395865 to 395884, being No. 160413469 for the year 2022	
A103	Development Power of Attorney dated 18 th November, 2022, registered in the Office of the District Sub-Registrar-IV, South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 1604-2022, at Pages 395923 to 395947, being No. 160413466 for the year 2022	Photocopy

Note: Photocopies of all documents are annexed herewith and marked as Annexure A1 to A103.