

Abhishek Biswas
Advocate
District Judges' Court, Barasat

Chamber:
C/o Mr. C. S. Bag,
BK-183, Salt Lake City, Kolkata - 700091

Residence:
BL-27, FL-4B, Diamond City North,
68, Jessore Road, Kolkata - 700055

Contact: 9051151680 / 7003340813 email: abhibis23@gmail.com

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

Date : 15th October, 2021

TITLE REPORT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AND WHEREAS By a registered Deed of Sale dated 23rd

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

AND WHEREAS the said Smt. Pratima Saha, being the owner in the aforesaid manner of ALL THAT piece and parcel of land comprised in R. S. Dag Nos. 1, 16 and 19 as aforesaid, comprising of an area of 4.28 decimals in R. S. Dag No. 1 out of 5 decimals; an area of 9.42 decimals in R. S. Dag No. 16 out of 11 decimals; and an area of 5.15 decimals in R. S. Dag No. 19 out of 6 decimals, thus aggregating to 18.85 decimals under L. R. Khatian No. 93, J. L. No. 30, R. S. No. 52, Touzi No. 173, Mouza Kalaberia, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayat, P.S. Rajarhat, 24-Parganas (North), sold, transferred and conveyed undivided one ½ share of her holdings to Reward Merchandise Pvt. Ltd. vide Deed of Conveyance dated 10th February, 2007, duly registered in the office of the ARA-II, Kolkata, and recorded in Book No. I, Volume No. 1, Pages 1 to 13, Being No. 02184 for the year 2007 and undivided another ½ share of her holdings to Rich Field Tie-Up Pvt. Ltd. vide Deed of Conveyance dated 10th February, 2007, duly registered in the office of the ARA-II, Kolkata, and recorded in Book No. I, Volume No. 1, Pages 1 to 13, Being No. 02186 for the year 2007.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, Volume No. 1, Pages 1 to13, Deed No.1035 for the year 2007, said Smt. Nandita Saha sold, transferred and conveyed unto and in favour of Hopewell Trexim Pvt. Ltd.

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

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

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

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

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

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

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

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

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

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

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

Dag No.10; Purchased by AMAANI REALTORS LTD.

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

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

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

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

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

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

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

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

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

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

AND WHEREAS Lalit Mohan Karmakar died on 27.9.1984

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

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

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

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

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

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

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

Dag No.10; Purchased by Amaari Realtors Ltd.

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

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

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

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

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

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

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

Dag No.10: Purchased by Amaari Realtors Ltd.

WHEREAS Shantipada Ghosh (Koley), Nilkanta Ghosh (Koley), Gour Chandra Ghosh (Koley), Mantu Pada Ghosh (Koley), Ashit Chandra Ghosh (Koley) and Chayarani Ghosh (Koley) were the full absolute owners of a piece and parcel of land admeasuring 6.12 Decimal more or less as having 0.1255 share out of 49 Decimal, comprised in R. S. No.10, under L. R. Khatian Nos. Kri-218, 113, 66, 16, 28, 74, respectively, lying at Mouza Kalaberia, J. L. No. 30, R. S. No. 52, Touzi No. 10, P.S. Rajarhat, in the District of North 24-Parganas, within the limits of Rajarhat Bishnupur No. 1 Gram Panchayat.

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

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

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

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

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

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

AND WHEREAS Smt. Chandana Kundu, was well seized and

possessed of or otherwise well and sufficiently entitled to the property measuring an area 01.33 Decimal out of 49 Decimal comprised in R.S. Dag No. 10 (Doba), under L.R. Khatian No. 600, at Mouza Kalaberia, P.S. Rajarhat in the District of 24-Parganas (North), by virtue of records of right.

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

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

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

AND WHEREAS the said Smt. Gouri Kundu, Smt. Chandana Kundu and Smt. Kalpana Kundu, while being in peaceful possession and enjoyment sold transferred and conveyed ALL THAT piece or parcel of land measuring an area 04.00 Decimal comprised in R.S. Dag No. 10, under L.R. Khatian No. 601, 600, 599, and lying and situated at Mouza - Kalaberia, J.L. No. 30, Touzi No. 173, within the limit of Rajarhat Bishnupur No. 1, Gram Panchayat, Police Station Rajarhat, Additional District Sub-Registration office at Bidhanagar [Salt Lake City], in the District of 24-Parganas (North), unto and in favour of Jai Amaani Realtors Ltd. vide Deed of Conveyance dated 09th February, 2007, duly registered at the office of the DSR – II, North 24 Parganas, Barasat and copied in Book No.I, CD Volume No.2, Pages 6730 to 6742, Being No.01609 for the year 2007, in the manner as follows:

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

Dag No.11: Purchased by Amaari Realtors Ltd.

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

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

Dag No.11: Purchased by Amaari Realtors Ltd.

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

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

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

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

Dag No.12; Purchased by Amaani Realtors Ltd.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AND WHEREAS the said Sri Nilkanta (Koley) Ghosh on 05th May, 2003 gifted, transferred and conveyed his inherited holding of 3.5 Decimal comprising in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying and situated at Mouza - Kalaberia, J. L. No.30, Touzi No 173, P.S. - Rajarahat, within the local limits of Rajarhat-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 and situated at Mouza - Kalaberia, J. L. No.30, Touzi No 173, P.S. - Rajarahat, within the local limits of Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, 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, being Deed No.05316 for the year 2007.

Dag No.22, 26; Purchased by Samati Distributors Pvt. Ltd.

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

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