

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

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

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

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

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

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

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

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

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

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

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

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

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

**Dag No. 28: Purchased by Amaani Realtors Ltd.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Dag No.44; Purchased by Amaani Realtors Ltd.**

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

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

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

of the 6<sup>th</sup> Addl. District Judge at Alipore on 14<sup>th</sup> June, 1975.

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

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

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

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

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

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

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

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



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

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

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

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

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

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

**AND WHEREAS** By a deed of Gift dated 14<sup>th</sup> March, 2002, registered in the office in the Additional District Sub-Registrar, Bidhannagar, in Book No. 1, Volume No. 136, Pages 224 to 240, being No. 2350 for the year 2003, Arati Nandi gifted her 1/6<sup>th</sup> share of the Land measuring (1) Sali Land measuring 55 (fifty five) decimal, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimal, comprised in Dag No.74, Khatian No. 365, J.L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur No.1 Gram Panchayat, District 24parganas (North), to Sankar Kumar Karmakar, Ganesh Kumar Karmakar and Kartik Kumar Karmakar.

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

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

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

Karmakar, Puja Karmakar and Bin: Karmakar.

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

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

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

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

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

**Lands in Mouza – Bhatenda**

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

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

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

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

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

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

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

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

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

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

**Dag No.488; Purchased by Suyog Tie Up Pvt. Ltd.**

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

Place: Kolkata.

Dated this 15<sup>th</sup> day of October, 2021.

  
(ADVOCATE)

## ANNEXURE A

## PHOTOCOPY OF TITLE DEEDS &amp; DOCUMENTS PROVIDED

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

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

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



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

ANNEXURE B

ANOMALIES / DISCREPANCIES OBSERVED AND TO BE RESOLVED UNTO SATISFACTION

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

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

