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 Amaani Realtors Ltd.

WHEREASShantipada 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 decimals, more or less, more or less as having 0.1255 share out of 49 decimals, more or less, comprised in R. S. No.10, under L. R. Khatian Nos. Kri-218, 113, 66, 165, 28, 74, respectively, 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, 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 decimals, more or less in their respective share as follows:

Name	L. R. Khatian No.	Area(decimals)
Shantipada Ghosh (Koley)	218	1.53
Nilkanta Ghosh (Koley)	113	1.53

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES

सत्यमेव जयते

KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

Gour Chandra Ghosh (Koley)	66	0.76
Mantu Pada Ghosh (Koley)	165	0.76
Ashit Chandra Ghosh (Koley)	28	0.76
Chayarani Ghosh (Koley)	74	0.76

AND WHEREAS By a registered Power of Attorney dated 20th September, 2006 and registered with the 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 decimals, more or less.

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 Ghosh and Sri Nepal Ghosh, jointly sold transferred and conveyed

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

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 Amaani Realtors Ltd.

WHEREAS Smt. Gouri Kundu, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01.33 decimals, more or less out of 49 decimals, more or less 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 decimals, more or less out of 49 decimals, more or less 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 decimals, more or less out of 49 decimals, more or less 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 decimals, more or less out of 49 decimals, more or less comprised in R.S. Dag No. 10 (Doba), an area 01.33 decimals, more or less out of 49 decimals, more or less comprised in R.S. Dag No. 10 (Doba), an area 01.34 decimals, more or less out of 49 decimals, more or less comprised in R.S. Dag No. 10 (Doba), being total area 04.00 Decimals, more or less under L.R. Khatian No.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

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 decimals, more or less 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 anyway.

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 decimals, more or less comprised in R.S. Dag No. 10, under L.R. Khatian No. 601, 600, 599, and lying situate 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 Bidhannagar [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 No.**	**Total Area**	**Sold Area**
Smt. Gouri Kundu	601	10	49	01.33
Smt. Chandan	600	10	49	01.33

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

a Kundu				
Smt. Kalpana Kundu	599	10	49	01.33
				04.00

Dag No.11; Purchased by Amaani 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 Decimals, more or less out of 23 Decimals, more or less 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 HariyanaSikshaSadan) out of 23 decimals, more or less comprised in R.S. Dag No. 11, under L. R. Khatian No. 390, at Mouza Kalaberia, Police Station Rajarhat, in the District of 24-Parganas (North), sold transferred and conveyed unto and in favour of **Amaani Realtors Ltd**. vide Deed of Conveyance dated 23rd October, 2006, duly registered at the office of the DSR-II, North 24 Parganas, Barasat and copied in Book No.I, Volume No.1, Pages 1 to 11, Being No.09448 for the year 2006.

Dag No.11; Purchased by Amaani Realtors Ltd.

WHEREAS One PatitpabanKarmakar was the full and absolute owner of agricultural land admeasuring 11.50 decimals, more or less being 50% undivided share out of total 23 decimals, more or

OF THE ADDL. REGISTRAR OF ASSURANCES-IV

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

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, 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 PatitpabanKarmakar 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 decimals, more or less out of the said total land area owned by him 11.50 decimals, more or less and the said PatitpabanKarmakar 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 PatitpabanKarmakar dated 17th October, 2006 and registered with A.D.S.R. Bidhannagar, the said PatitpabanKarmakar 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

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

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 decimals, more or less, 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 decimals, more or less 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 being seized and possessed of the said plot of land measuring 05.66 decimals, more or less, the said legal heirs Smt. Gouri Rani Ghosh, Shri Dilip Kumar Ghosh, Shri Ashoke Kumar Ghosh and Smt. Gita Ghosh jointly sold and

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV KOLKATA

सत्यमेव जयते

KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

conveyed the same to Ayub Ali by a registered Deed of Sale dated 1st June, 1998 copied in Book No. I, 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 decimals, more or less 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 decimals, more or less out of 17 decimals, more or less 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 -

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

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. MonaramaChakladar - 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 1/8th 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. MonaramaChakladar, Smt. Sibani Das, Smt. Soma Sur, are thus well seized and possessed of or otherwise well and sufficiently entitled to the undivided 5/8th share of the aforesaid land measuring about an area of6.25 Decimals, more or less out of 17 Decimals, more or less and 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

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021

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 decimals, more or less 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**. by way of a Deed of 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.12; Purchased by Midcity Properties Pvt. Ltd.

AND WHEREAS one Shymal Kumar Ghosh ,son of Late Surendranath Ghosh, Debika Dutta & Sikha Chakraborty daughters of Late Surendranath Ghosh while being seized and possessed of **ALL THAT** piece and parcel of land measuring an area 4.12 Decimal be the same little more or less and lying and situated at Mouza Kalaberia, J.L. No. in R.S /L.R dag No. 12 under L.R Khatian No. 493 & 328 within the limit of Rajarhat Bishnupur-I Gram Panchayet,Police Station- Rajarhat, sold and/or conveyed unto and in favour of Narayan Chandra Biswas by a Registered Bengali Deed of Conveyance dated 13.07.2016 which was duly recorded in Book No. I, Volume No. 1523/-2016, Pages 235553 to 235581 Being no 152307578 for the year 2016, registered at A.D.S.R Rajarhat.

AND WHEREAS after purchasing the same said Narayan Chandra Biswas recorded his name in L.R R.O.R being Khatian No. 936.

AND WHEREAS by a registered Deed of Conveyance being no. 16082 of 2021, Midcity Properties Private Limited purchased said 4.12 Decimal and in the manner aforesaid the entire 17 decimal in R.S Dag No. 12 under R.S Khatian No. 73, L.R Khatian No. 328, 493 and now 936 was purchased from Narayan Chandra Biswas.

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 SatwaSali land measuring an area 15 decimals, more or less 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.

SEAL OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

25 NOV 2021