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 RayatDakhaliSatwaSali land measuring an area 11.57 decimals, more or less 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 RayatDakhaliSatwaSali 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 SambhunathChosh, (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 1413 Month Baisakh Day 18th registered at the

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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 RayatDakhaliSatwaSali land measuring an area 11.57 decimals, more or less 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.09486 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 RayatDakhaliSatwaSali 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),

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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 decimals, more or less out of 15 decimals, more or less 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 MidcityPropertics 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 decimals, more or less out of 15 decimals, more or less equivalent to 7 cottah more or less comprised in R.S. Dag No.14 under L.R.

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Khatian No.668 and ALL THAT piece and parcel of Sali land measuring about 3.43 decimals, more or less 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 decimals, more or less 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 KhaitanLand 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.

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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 decimals, more or less 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, more or lesss 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 14" 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, more or lesss 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

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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 RayaliSwattiya land hereditaments and premises containing on area of 31 decimals, more or lesss 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, more or less 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, more or less 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

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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 Karmakar was the sole and absolute owner of the Land measuring 26 decimals, more or less including [1] Land measuring 16 decimals, more or less comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] Land measuring 10 decimals, more or less comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20] thus totaling land measuring 26 decimals, more or less 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.l, 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 decimals, more or less including [1] Land measuring 16 decimals, more or less comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] Land measuring 10 decimals, more or less comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20] thus totaling land measuring 26 decimals, more or less 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.

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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 decimals, more or less out of 16 decimals, more or less comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 4 decimals, more or less out of 10 decimals, more or less 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 decimals, more or less out of 16 decimals, more or less comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 4 decimals, more or less out of 10 decimals, more or less 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.

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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 KarmakarALL THAT the piece or parcel of Sali Land measuring an area of 45 decimals, more or lesss 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, more or less comprised in R. S. Dag Nos. 20, 17 and 2 under C. S. Khatian No. 121, L. R. Khatian No. 129, 1. 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 RayatiSwattiya land hereditaments and premises containing an area of 45 decimals, more or less 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 1 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.l, Volume No. 1,

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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 decimals, more or less including [1] Land measuring 16 decimals, more or less comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] Land measuring 10 decimals, more or less comprised in C.S. Dag No. 111 [R.S. & L.R. No Dag No. 20] thus totaling land measuring 26 decimals, more or less 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 decimals, more or less comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 10 decimals, more or less 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 theerafter 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 decimals, more or less comprised in C.S. Dag No. 113 [R.S. & L.R. Dag No. 17] and [2] 10 decimals, more or less 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.

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Khatian No.129 theerafter 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.22, 26; Purchased by Sanmati Distributors Pvt. Ltd.

WHEREAS one Nilmoni Das, was the absolute owner of the land measuring an area of 35 decimals, more or lesscomprised in R.S. Dag No. 22 and an area of 08 decimals, more or less comprised in R.S. Dag No. 26, i.e. total area 43 decimals, more or less 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.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recoded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own 1/3rd share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four

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daughters viz; Kumari Namita Das, Kumari Sabita Das and Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

AND WHEREAS after the aforesaid death of said Haradhan Das said Appu Das, Atanu Das, Kumari Purnima Das, Kumari Jhunu Das, Kumari Namita Das, Kumari Sabita Das and Anna Das became the absolute joint owners of 1/3rd share in the aforesaid land and enjoyed the same and in course of enjoying the said land as joint owners, the said Atanu Das, Kumari Purnima Das and Kumari Jhunu Das jointly sold, transferred and conveyed their 3/7th share out of 1/3rd share of the aforesaid land and along with other land to Sri Appu Das, Smt. SabitaBala Das and Smt. Tapati Roy, by a registered Deed of Conveyance dated 20.06.1996, registered at the office of the District Registrar Barasat, vide Book No. 1, Volume No. 77, Pages 97 to 102, Being No. 4231 for the year 1996.

AND WHEREAS thus Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. SabitaBala Das and Smt. Tapati Das, are the joint owners of the said land and were well seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the schedule hereunder written and enjoyed the same after paying the Government rent and local gram panchayat taxes upto date against their names as absolute owners and occupier thereof.

AND WHEREAS by a Deed of Conveyance dated 10.08.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar [Salt Lake City] Copied in Book No. I, Being No. 5540 for the year 2005, Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. SabitaBala Das and Smt. Tapati Das, sold, transferred and conveyed to Sri Suresh Kumar Agarwal and Smt. Renu Agarwal ALL THAT piece or parcel of land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26 being the total area 43 Satak under L.R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-

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Parganas (North), morefully and particularly described in the schedule thereunder written and absolutely free from all encumbrances.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal, were thus well seized and possessed of or otherwise well and sufficiently entitled to "Sali" land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26, being total area 43 decimals, more or less under L. R. Khatian No. 395, 357, 385, 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 and has every right to transfer the same to anybody in anyway.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal had agreed to sale and Merrill Financials Ltd. agreed to purchase ALL THAT piece or parcel of "Sall" land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No.22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26, being total area 43 decimals, more or less under L. R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station-Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS due to unavoidable circumstances Merrill Financials Ltd. was unable to purchase the land and requested Sri Suresh Kumar Agarwal and Smt. Renu Agarwal to register the Deed of Conveyance in favour of Sanmati Distributors Pvt. Ltd., to which the Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed into.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to sell and Merrill Financials Ltd. became the Confirming Party agreed to confirm and **Sanmati Distributors Pvt. Ltd.** agreed to purchase the undivided 1/4th share of "Sali" land measuring an area 35 decimals, more or less i.e. 08.75 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less i.e. 02.00 decimals, more or less comprised in R.S. Dag No. 26, being total area 10.75 decimals,

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more or less under L. R. Khatian No. 395, 357, 385, and the sale was completed vide Deed of Conveyance dated 05th March, 2007, duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, CD Volume No.2, Pages 13173 to 13188, Being Deed No.01982 for the year 2007.

Dag No.22, 26; Purchased by Sangam Dealers Pvt. Ltd.

WHEREAS One Nilmoni Das, was the absolute owner of the land measuring an area of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area of 08 decimals, more or less comprised in R.S. Dag No. 26, i.e. total area 43 decimals, more or less 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.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recoded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own 1/3rd share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four daughters viz; Kumari Namita Das, Kumari Sabita Das and

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Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

AND WHEREAS after the aforesaid death of said Haradhan Das said Appu Das, Atanu Das, Kumari Purnima Das, Kumari Jhunu Das, Kumari Namita Das, Kumari Sabita Das and Anna Das became the absolute joint owners of 1/3rd share in the aforesaid land and enjoyed the same and in course of enjoying the said land as joint owners, the said Atanu Das, Kumari Purnima Das and Kumari Jhunu Das jointly sold, transferred and conveyed their 3/7th share out of 1/3rd share of the aforesaid land and along with other land to Sri Appu Das, Smt. SabitaBala Das and Smt. Tapati Roy, by a registered Deed of Conveyance dated 20.06.1996, registered at the office of the District Registrar Barasat, vide Book No. 1, Volume No. 77, Pages 97 to 102, Being No. 4231 for the year 1996.

AND WHEREAS thus Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. SabitaBala Das and Smt. Tapati Das, are the joint owners of the said land and were well seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the schedule hereunder written and enjoyed the same after paying the Government rent and local gram panchayat taxes upto date against their names as absolute owners and occupier thereof.

AND WHEREAS by a Deed of Conveyance dated 10.08.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar [Salt Lake City] Copied in Book No. I, Being No. 5540 for the year 2005, Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. SabitaBala Das and Smt. Tapati Das, sold, transferred and conveyed to Sri Suresh Kumar Agarwal and Smt. Renu Agarwal ALL THAT piece or parcel of land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26 being the total area 43 Satak under L.R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the

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schedule thereunder written and absolutely free from all encumbrances.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal, were thus well seized and possessed of or otherwise well and sufficiently entitled to "Sali" land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26, being total area 43 decimals, more or less under L. R. Khatian No. 395, 357, 385, 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 and has every right to transfer the same to anybody in anyway.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal had agreed to sale and Merrill Financials Ltd. agreed to purchase ALL THAT piece or parcel of "Sall" land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No.22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26, being total area 43 decimals, more or less under L. R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station-Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS due to unavoidable circumstances Merrill Financials Ltd. was unable to purchase the land and requested Sri Suresh Kumar Agarwal and Smt. Renu Agarwal to register the Deed of Conveyance in favour of Sangam Dealers Pvt. Ltd., to which the Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to sell and Merrill Financials Ltd. became the Confirming Party agreed to confirm and **Sangam Dealers Pvt. Ltd.** agreed to purchase the undivided 1/4th share of "Sali" land measuring an area 35 decimals, more or less i.e. 08.75 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less i.e. 02.00 decimals, more or less comprised in R.S. Dag No. 26, being total area 10.75 decimals, more or less under L. R. Khatian No. 395, 357, 385, and the sale was

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completed vide Deed of Conveyance dated 05th March, 2007, duly registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, CD Volume No.2, Pages 13189 to 13204, Being Deed No.01983 for the year 2007.

Dag No.22, 26; Purchased by Krish Barter Pvt. Ltd.

WHEREAS One Nilmoni Das, was the absolute owner of the land measuring an area of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area of 08 decimals, more or less comprised in R.S. Dag No. 26, i.e. total area 43 decimals, more or less 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.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recoded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own 1/3rd share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four daughters viz; Kumari Namita Das, Kumari Sabita Das and

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Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

AND WHEREAS after the aforesaid death of said Haradhan Das said Appu Das, Atanu Das, Kumari Purnima Das, Kumari Jhunu Das, Kumari Namita Das, Kumari Sabita Das and Anna Das became the absolute joint owners of 1/3rd share in the aforesaid land and enjoyed the same and in course of enjoying the said land as joint owners, the said Atanu Das, Kumari Purnima Das and Kumari Jhunu Das jointly sold, transferred and conveyed their 3/7th share out of 1/3rd share of the aforesaid land and along with other land to Sri Appu Das, Smt. SabitaBala Das and Smt. Tapati Roy, by a registered Deed of Conveyance dated 20.06.1996, registered at the office of the District Registrar Barasat, vide Book No. 1, Volume No. 77, Pages 97 to 102, Being No. 4231 for the year 1996.

AND WHEREAS thus Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. SabitaBala Das and Smt. Tapati Das, are the joint owners of the said land and were well seized and possessed of and/or otherwise well and sufficiently entitled to the said property particularly described in the schedule hereunder written and enjoyed the same after paying the Government rent and local gram panchayat taxes upto date against their names as absolute owners and occupier thereof.

AND WHEREAS by a Deed of Conveyance dated 10.08.2005, registered at the office of the Addl. District Sub-Registrar Bidhannagar [Salt Lake City] Copied in Book No. I, Being No. 5540 for the year 2005, Sri Sankar Kumar Das, Sri Ram Kumar Das, Sri Appu Das, Kumari Namita Das, Kumari Sabita Das, Smt. Anna Das, Smt. SabitaBala Das and Smt. Tapati Das, sold, transferred and conveyed to Sri Suresh Kumar Agarwal and Smt. Renu Agarwal ALL THAT piece or parcel of land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26 being the total area 43 Satak under L.R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station- Rajarhat, in the District of 24-Parganas (North), morefully and particularly described in the

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schedule thereunder written and absolutely free from all encumbrances.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal, were thus well seized and possessed of or otherwise well and sufficiently entitled to "Sali" land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No. 22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26, being total area 43 decimals, more or less under L. R. Khatian No. 395, 357, 385, 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 and has every right to transfer the same to anybody in anyway.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal had agreed to sale and Merrill Financials Ltd. agreed to purchase ALL THAT piece or parcel of "Sall" land measuring an area 35 decimals, more or less out of 35 decimals, more or less comprised in R.S. Dag No.22 and an area 08 decimals, more or less out of 08 decimals, more or less comprised in R.S. Dag No. 26, being total area 43 decimals, more or less under L. R. Khatian No. 395, 357, 385, at Mouza Kalaberia, Police Station-Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS due to unavoidable circumstances Merrill Financials Ltd. was unable to purchase the land and requested Sri Suresh Kumar Agarwal and Smt. Renu Agarwal to register the Deed of Conveyance in favour of Krish Barter Pvt. Ltd., to which the Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed.

AND WHEREAS Sri Suresh Kumar Agarwal and Smt. Renu Agarwal agreed to sell and Merrill Financials Ltd. became the Confirming Party agreed to confirm and **Krish Barter Pvt. Ltd.** agreed to purchase the undivided 1/4th share of "Sali" land measuring an area 35 Decimals, more or less i.e. 08.75 Decimals, more or less comprised in R.S. Dag No. 22 and an area 08 Decimals, more or less i.e. 02.00 Decimals, more or less comprised in R.S. Dag No. 26, being total area 10.75 Decimals, more or less under L. R. Khatian No. 395, 357, 385, and the sale was completed vide Deed of Conveyance dated 05th March, 2007, duly

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registered in the office of the DSR-II, North 24 Parganas, Barasat and recorded in Book No.I, CD Volume No.2, Pages 13157 to 13172, Being Deed No.01981 for the year 2007.

Dag No.22, 26; Purchased by Lavanya Goods Pvt. Ltd.

WHEREAS One Nilmoni Das, was the absolute owner of the land measuring an area of 35 decimals, more or lesss comprised in R.S. Dag No. 22 and an area of 08 decimals, more or less comprised in R.S. Dag No. 26, i.e. total area 43 decimals, more or less 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.

AND WHEREAS after the death of said Nilmoni Das the said Sankar Kumar Das, Ram Kumar Das and Haradhan Das became the absolute joint owners of the said land and along with other land is equal shares by virtue of inheritance from their father the said Nilmoni Das by Hindu Law of succession.

AND WHEREAS during the period of L. R. Settlement operation they recorded their name in the L.R. Settlement record of rights is equal shares in respect of the aforesaid land and others land, the name of Sankar Kumar Das, was recorded under L.R. Khatian No. Kri. 395, and the name of Ram Kumar Das, was recoded under L.R. Khatian No. Kri. 357 and the name of Haradhan Das was recorded under L.R. Khatian No. Kri. 385.

AND WHEREAS in course of enjoying his own 1/3rd share of the aforesaid land the said Haradhan Das died intestate leaving behind him his two sons viz, Appu Das and Atanu Das and four daughters viz; Kumari Namita Das, Kumari Sabita Das and Kumari Purnima Das, Kumari Jhunu Das and wife Smt. Anna Das.

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