decimals, more or less) & 13 (58 decimals, more or less) 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 27th 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 decimals, more or less being undivided equal 1/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46 decimals, more or less) & 13 (58 decimals, more or less) 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 decimals, more or less being undivided equal 2/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46 decimals, more or less) & 13 (58 decimals, more or less) 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 decimals, more or less being undivided equal 2/7th share of 84.46 decimals, more or less comprised in R.S. Dag Nos. 27 (26.46 decimals, more or less) & 13 (58 decimals, more or less) under R. S. Khatian No. 8, L.R. Khatian Nos.5 & 16 thereafter 725

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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 26thFebruary, 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 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. 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 Deb Kumar Ghosh (Kala), Sri Jayanta Ghosh (Kala), Sri Dinobandhu Ghosh (Kala) and Sri Dipak Ghosh

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(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 decimals, more or less 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 23rd 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 AsitKumat 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

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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 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 28th 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 the said M/s. Plastosen Limited by dint of two respective Deeds of Sale both also dated 28th 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

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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 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 03rd 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.11218 for the year 2006.

Dag No.43; Purchased by Amaani Realtors Ltd.

WHEREAS by and under two separate registered Indentures both dated 25th June, 1999 and executed before the office of the District Sub-Registrar, 24-Parganas (North), being Nos.6622 and 6624 for

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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 MalatiBasu (wife of Late Prabhas Chandra Basu), Sri PintuBasu and Sri MintuBasu (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 21st 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.11649 for the year 2006.

Dag No.43; Purchased by Amaani Realtors Ltd.

WHEREAS by and under two separate registered Indentures both dated 25th 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 situate 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

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Amar Krishna Ghosh), Srimati Anjali Rani Ghosh (wife of Sri Sunil Kumar Ghose), Srimati MalatiBasu (wife of Late Prabhas Chandra Basu), Sri PintuBasu and Sri MintuBasu (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 situate 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 21st November, 2006, duly registered in the office of the ARA-II, Kolkata, and recocorded in Book No.I, Volume No.1, Pages 1 to 12, Being Deed No.11648 for the year 2006 unto and in favor of **Amaani Realtors Ltd**.

Dag No.44; Purchased by Amaani Realtors Ltd.

WHEREAS one Abinesh Chandra Karmakar was the bonafide recorded owner, enjoying all right title and interest over 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, measuring about _____, more or less.

AND WHEREAS during his life-time prior to his death on 4th 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 20th February, 1942 at Cossipore Dum Dum Sub-Registry Office copied in Book No.III, Volume No.2, Pages No.11 to 15, Being Deed No.10 for the year 1942.

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AND WHEREAS the said Mahadeb Chandra Karmakar and Lalit Mohan Karmarkar Probated the said WILL from the Court of the 6th Addl. District Judge at Alipore on 14th June, 1975.

AND WHEREAS Mahadeb Chandra Karmakar prior to his death executed and registered a Deed of Settlement in respect of his undivided ½ share of all the lands obtained by virtue of the aforesaid WILL in favour of his wife Smt. RashmoniKarmakar and his rephew Sri Sankar Karmakar. The said settlement Deed was registered on 30th July, 1975 at Alipore District Registering Office, copied in Book No.I, 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 Karmarkar, 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. KhatianNo.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. KhatianNo.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

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Karmakar, Smt. Arati Nandi and only wife Smt. Chhabi Karmarkar.

AND WHEREAS Rashmoni Karmakar, Sankar Kumar Karmakar, Ganesh Chandra Karmakar, Kartick Chandra Karmakar, Sandhya Karmakar, Arati Nandi, ChhabiKarmakar, 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, ChabbiKarmakar and RashmoniKarmakar, 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 392, Kri 365, Kri 360, by and under a registered deed executed before the District Sub Registrar II, Barasat, 24 Parganas (North) on the 22nd 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 about 5 (five) Cottahs 4 (four) Chittacks 36 (thirty six) square feet, more to less of land out of the 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 21st 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.

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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., Arya Dealers Pvt. Ltd., Mrigaya 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) decimals, more or less, 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) decimals, more or less, 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) decimals, more or less.

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 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 1/6th equal share his right, title and interest in the Land measuring (1) Sali Land measuring 55 (fifty five) decimals, more or less, 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) SaliLand measuring 6 (six) decimals, more or less, 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 14th March, 2002, registered in the office in the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Volume No. 136, Pages 224 to 240, being No. 2350 for the year 2003, Arati Nandi gifted her 1/6th share of the Land measuring (1) Sali Land measuring 55 (fifty five) decimals, more or less, comprised in Dag No. 80, Khatian No. 365, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the

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Bishnupur No.1 Gram Panchayat, District 24 parganas (North) and (2) Sali Land measuring 6 (six) decimals, more or less, 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) SonaliKarmakar 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) decimals, more or less, 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) decimals, more or less, 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 30th January, 2006, registeed in the office in the Additional District Sub-Registrar, Bidhannagar, in Book No. I, 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) decimals, more or less, 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) decimals, more or less, 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 1/6th share of the Land measuring (1) Sali Land measuring 55 (fifty five) decimals, more or less, 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

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parganas (North) and (2) Sali Land measuring 6 (six) decimals, more or less, 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 SonaliKarmakar, Puja Karmakar and Bina 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) decimals, more or less, 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) decimals, more or less, 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) decimals, more or less.

AND WHEREAS RashmoniKarmakar was the sole and absolute recorded Owner of the Land Measuring (1) Sali Land measuring 27 (twenty seven) decimals, more or less, comprised in Dag No. 80, Khatian No. K360, J. L. No. 30, Mouza Kalaberia, Police Station Rajarhat, under the Bishnupur 1 No. Gram Panchayat, District 24parganas (North) and (2) Sali Land measuring 3 (three) decimals, more or less, 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) decimals, more or less.

AND WHEREAS while being in peaceful possession and enjoyment the said Sankar Kumar Karmakar, KartickKarmakar, Smt. Bina Karmakar, SonaliKarmakar, Puja Karmakar and RashmoniKarmakar, jointly sold transferred and conveyed All That piece and parcel of RayatiSthitiban land situate wihin District 24 Parganas (North), Mouza – Kalaberia, J. L. No.30, Touzi No.10, P.S. – Rajarhat, ADSRO Bidhannagar [Salt lake City], under Rajarhat-Bishnupur 1 No. Gram Panchayat in the manner as follows:

R.S.	L.R.	Total	Share	Area of Dag

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Dag No.	Khatian No.	Area of Dag in decimal		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 04th 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.

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

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

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

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

AND WHEREAS the said Sri Nilkanta (Koley) Ghosh on 05th May, 2003 gifted, transferred and conveyed his inherited holding of 3.5 Decimal of land, more or less_comprised in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying situate at Mouza – Kalaberia, J. L. No.30, Touzi No.173, P.S. – Rajarahat, within the local limits of Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, unto and in favour of his brother_Sri Santipada (Koley) Ghosh vide a Deed of Gift duly registered in the office of the Additional District Sub-Registrar, Bidhannagar [Salt Lake City], and recorded in Book No.I, Volume No.250, Pages 180 to 193, being Deed No.4425 for the year 2003.

AND WHEREAS after becoming the absolute owner of_All That piece and parcel of Rayati Dakhali Swattiya land measuring about 7 Decimal, comprising in R. S. Dag No.21 under R. S. Khatian No.198 and 408, lying situate at Mouza – Kalaberia, J. L. No.30, Touzi No.173, P.S. – Rajarahat, within the local limits of Rajarhat-Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, said Sri Santipada (Koley) Ghosh sold, transferred and conveyed unto and in favour of Domain Vinimay Pvt. Ltd. vide Bengali Sale Deed dated 11th June, 2007 duly registered in the office of the Additional Registrar of Assurances – II, Kolkata and recorded in Book No.I, Volume No. 1 Page No.s 7 to 21 and being Deed No.05316 for the year 2007.

Lands in Mouza – Bhatenda

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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 fayour 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 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 decimals, more or less i.e. land area 28 decimals, more or less comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485 and land area 16 decimals, more or less 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

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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 decimals, more or less 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 decimals, more or less comprised in C.S.Dag No.564 corresponding to R.S.Dag No.485 and an area of 5 decimals, more or less comprised in C.S.Dag No.564/665 corresponding to R.S. Dag No.486, aggregating to 11 decimals, more or less, 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 15th 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 decimals, more or less 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 15th 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 decimals, more or less 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 15th January, 2007, duly registered at the office of the DSR-

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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 decimals, more or less 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 15th 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) decimals, more or lessof, 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) decimals, more or less, comprised in R. S. Dag No. 488, the said Kalikinkar Das sold and conveyed the same to Smt. Dipa Rani Das, wife of Shri Ranjit 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

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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 1and measuring an area of 05 (five) decimals, 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, R. 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) decimals, 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 15th 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.

B. After the culmination of the transactions and purchases as enumerated and described hereinabove, the purchaser/ then owner companies namelyJai Amaani Realtors Ltd., Shrishti Commodities Pvt. Ltd., Fastrack Commodities Pvt. Ltd., Chandrima Marketing Pvt. Ltd., Garima Dealers Pvt. Ltd., Garima

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C. Thereafter, the owners duly obtained Conversion of the Lands from the concerned Office of the Additional District Magistrate and District Land and Land Reforms Officer, North 24 Parganas from the existing Classification to Bastu (Housing Complex).

D. Therafter, by a Scheme of Amalgamation filed before the Original Jurisdiction of the Hon'ble High Court at Calcutta vide Company Petition No.143 of 2009 in connection with Company Application No.221 of 2009, the owner companies namely Shrishti Commodities Pvt. Ltd., Fastrack Commodities Pvt. Ltd., Chandrima Marketing Pvt. Ltd., Garima Dealers Pvt. Ltd., Garima Goods Pvt. Ltd., Promise Sales Pvt. Ltd., Khushi Vinimay Pvt. Ltd., Kalima Sales Pvt. Ltd., Arya Dealers Pvt. Ltd., Mrigaya Goods Pvt. Ltd., Paramsukh Distributors Pvt. Ltd., Lily Vinimay Pvt. Ltd., Mahima Goods Pvt. Ltd., Gajanan Marketing Pvt. Ltd., Auspicious Commodities Pvt. Ltd., Intellect Vinimay Pvt. Ltd., Shree Siddhi Vyapar Pvt. Ltd., Life Tie-Up Pvt. Ltd., Sanmati Distributors Pvt. Ltd., Krish Barter Pvt. Ltd., Sangam Dealers Pvt. Ltd., Lavanya Goods Pvt. Ltd., Tulsi Goods Pvt. Ltd., Bhavesh Goods Pvt. Ltd., Domain Vinimay Pvt. Ltd., Gennext Commodities Pvt. Ltd.,

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Jagprem Sales Pvt. Ltd., Karishma Merchandise Pvt. Ltd., Skipper Goods Pvt. Ltd., Richfield Sales Pvt. Ltd., Richfield Tie-Up Pvt. Ltd., Reward Merchandise Pvt. Ltd., Suyog Tie Up Pvt. Ltd., Mascot Distributor Pvt. Ltd., A to Z Merchants Pvt. Ltd., and Oliver Commercial Pvt. Ltd. as Transferor Companies therein, stood amalgamated with Jai Amaani Realtors Ltd., the Transferee Company therein, and all the assets and liabilities of Transferor Companies, including the right title and interest in the properties more fully described in the Schedule written hereunder stood transferred to the Transferee Company, the Vendor herein with effect from the date of the order passed on 20th May, 2009 bythe Hon'ble Justice Maharaj Sinha of the Original Side of the Hon'ble High Court at Calcutta.

E. By a fresh Certificate of Incorporation dated , 31st August, 2009, the name of the Vendor Company, then Jai Amaani Realtors Ltd. was changed to Midcity Properties Pvt. Ltd. with effect from 31st August, 2009.

F. Accordingly, the concerned and competent authorities abiding by the aforementioned order dated 20th May, 2009 of the Hon'ble High Court at Calcutta and subsequent Fresh Certificate of Incorporation Consequent upon Change of Name issued by the Registrar of Companies, West Bengal dated 31st August, 2009 recorded the name of the Vendor i.e, Midcity Properties Pvt. Ltd.

G. Thereafter, the Vendor has obtained No Objection Certificate from the Office of the Competent Authority & Sub-Divisional Officer, Barasat, North 24 Parganas vide Memo No.548/ULC/BST dated 09/02/2021.

H. In the circumstances the Vendor herein became absolute owner and is presently in peaceful possession of ALL THATthe piece and parcel of **(1) Bastu (Housing Complex)** land measuring entire **15 decimals, more or less** comprised in **R. S. / L. R. Dag No. 1,** appertaining to **L. R. Khatian No.978, (2) Bastu (Housing Complex)** land measuring **19 decimals, more or less** comprised in **R. S. / L. R. Dag No.2,** appertaining to **L. R. Khatian No.978, (3) Bastu (Housing Complex)** land measuring **8 decimals, more or less** comprised in **R. S. / L. R. Dag No. 3,** appertaining to **L. R.**

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