

Bibi and (2) Amena Bibi, as his only legal heir and heiresses who jointly and in diverse share inherited the right, title and interest of Late Dudhi Molla in the Larger Property In L.R. Dag No. 811.

- 4.13.3 Due to having problems in enjoying the Property In L.R. Dag No. 811 amongst all the owners of the Property In L.R. Dag No. 811, said (1) Sabejau Bibi, (2) Hamid Ali Molla, (3) Rahiman Bibi and (4) Amena Bibi caused a Deed of Partition dated 26th November, 1958, registered in the Office of the District Sub-Registrar, Baruipur, recorded in Book No. 1, Volume No. 93, Pages 217 to 229, being Deed No. 8719 for the year 1958 and by virtue of the Deed of Partition said (1) Hamid Ali Molla and (2) Rahiman Bibi became the joint and absolute owners of the Larger Property In L.R. Dag No. 811.
- 4.13.4 Further said (1) Hamid Ali Molla and (2) Rahiman Bibi caused another Deed of Partition dated 13th November, 1964, registered in the Office of the District Sub-Registrar, Baruipur, recorded in Book No. 1, Volume No. 125, Pages 203 to 207, being Deed No. 9913 for the year 1964 and by virtue of the Deed of Partition said Hamid Ali Molla became the sole, exclusive and absolute owner of the Larger Property In L.R. Dag No. 811.
- 4.13.5 Said Hamid Ali Molla, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his 2 (two) wives, namely, (1) Momena Bibi and (2) Aarjina Bibi, his 5 (five) sons, namely, (1) Mannan Molla, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla and (5) Ashmat Molla and his 2 (two) daughters, namely, (1) Begam Bibi alias Begam Molla and (2) Sahida Bibi, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Hamid Ali Molla in the Larger Property In L.R. Dag No. 811.
- 4.13.6 By virtue of a Gift Deed dated 5th December, 1987, registered in the Office of the Additional District Sub Registrar, Sonarpur, recorded in Book No.1, Volume No. 71, at Pages 13 to 20, being Deed No. 5386 for the year 1987, said Momena Bibi gifted, granted and transferred her right, title and interest in the Larger Property In L.R. Dag No. 811 to (1) Mannan Molla, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla and (5) Ashmat Molla.
- 4.13.7 Said Mannan Molla, a Muslim governed by the Muslim Law of Inheritance died intestate on 8th July, 2010, leaving behind him surviving his wife, Rehana Bibi, his 4 (four) sons, namely, (1) Rafik Molla, (2) Faidul Molla, (3) Laltu Molla and (4) Chhattu Molla and his 2 (two) daughters, namely, (1) Ruksana Bibi and (2) Tumpa Bibi, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Mannan Molla in the Larger Property In L.R. Dag No. 811.
- 4.13.8 Said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi jointly sold land



measuring 16 [sixteen] decimal, more or less, out of the Larger Property In L.R. Dag No. 811 in favour of one Gaffar Ali Sardar.

- 4.13.9 In the above mentioned circumstances said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi remained the absolute owners of land measuring 52 (fifty two) decimal, more or less, out of the Larger Property In L.R. Dag No. 811 **(Property In L.R. Dag No. 811)**.
- 4.13.10 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 23, at Pages 2834 to 2901 being Deed No. 04182 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 811, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Projects Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgamiini Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.
- 4.13.11 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 23, at Pages 2973 to 3039, being Deed No. 04184 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 811, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Projects Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgamiini Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramada Realty Private Limited and (15) Quickgrow Properties Private Limited.



- 4.13.12 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 24, at Pages 300 to 366, being Deed No. 04187 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 7 (seven) decimal, more or less, out of the Property In L.R. Dag No. 811, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Projects Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgamani Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhikamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.
- 4.13.13 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 24, at Pages 1452 to 1518, being Deed No. 04194 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 811, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Projects Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgamani Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhikamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.
- 4.13.14 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 24, at Pages 584 to 650, being Deed No. 04195 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 811, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Projects Private Limited, (2) Aqualina Properties Private

Limited, (3) Gajgami Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.

4.13.15 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 23, at Pages 2695 to 2762, being Deed No. 04198 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Lailu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 811, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Projects Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgami Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.

4.13.16 In the above mentioned events and circumstances said (1) Rajat Projects Private Limited, (2) Aqualina Properties LLP (formerly known as Aqualina Properties Private Limited), (3) Gajgami Realcon LLP (formerly known as Gajgami Realcon Private Limited), (4) Lovedeal Nirman LLP (formerly known as Lovedeal Nirman Private Limited), (5) Mangalbarsha Properties LLP (formerly known as Mangalbarsha Properties Private Limited), (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties LLP (formerly known as Touchwin Properties Private Limited), (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties LLP (formerly known as Quickgrow Properties Private Limited) became the joint and absolute owners in respect of the Property In L.R. Dag No. 811 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 811 is tabulated in the chart below:



Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (in dec.)
1.	Rajat Projects Private Limited	811	1270	3.47
2.	Aqualina Properties Private Limited (presently known as Aqualina Properties LLP)	811	1281	3.47
3.	Gajgamani Realcon Private Limited (presently known as Gajgamani Realcon LLP)	811	1274	3.47
4.	Lovedeal Nirman Private Limited (presently known as Lovedeal Nirman LLP)	811	1275	3.47
5.	Mangalbarsha Properties Private Limited (presently known as Mangalbarsha Properties LLP)	811	1278	3.47
6.	Rosette Properties Private Limited	811	1271	3.47
7.	Sapnasuraha Nirman Private Limited	811	1273	3.47
8.	Subhkamans Developers Private Limited	811	1283	3.47
9.	Sukalyan Properties Private Limited	811	1277	3.47
10.	Touchwin Properties Private Limited (presently known as Touchwin Properties LLP)	811	1282	3.47
11.	Alokbarsha Properties Private Limited	811	1276	3.46
12.	Jagran Properties Private Limited	811	1280	3.46
13.	Magnetictouch Properties Private Limited	811	1279	3.46
14.	Rudramala Realty Private Limited	811	1284	3.46
15.	Quickgrow Properties Private Limited (presently known as Quickgrow Properties LLP)	811	1269	3.46
			Total:	52.00

4.14 Title of Property in L.R. Dag No. 812:

- 4.14.1 At all material times one Dudhi Molla was the sole and absolute owner of land measuring 53 (fifty three) decimal, more or less, being the entirety of R.S./L.R. Dag No. 808, recorded under Khatian No. 56 and 72, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Property in L.R. Dag No. 812**).
- 4.14.2 Said Dudhi Molla, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his wife, Sabcejaan Bibi, his only son, Hamid Ali Molla and his 2 (two) daughters, namely, (1) Rahiman Bibi and (2) Amena Bibi, as his only legal heir and heiresses who jointly and in diverse share inherited the right, title and interest of Late Dudhi Molla in the Property in L.R. Dag No. 812.
- 4.14.3 Due to having problems in enjoying the Property in L.R. Dag No. 812 amongst all the owners of the Property in L.R. Dag No. 812, said (1) Sabcejaan Bibi, (2) Hamid Ali Molla, (3) Rahiman Bibi and (4) Amena Bibi caused a Deed of Partition dated 26th November, 1958, registered in the Office of the District Sub-Registrar, Baraipur, recorded in Book No. I,



Volume No. 93, Pages 217 to 229, being Deed No. 8719 for the year 1958 and by virtue of the Deed of Partition said (1) Hamid Ali Molla and (2) Rahiman Bibi became the joint and absolute owners of the Property In L.R. Dag No. 812.

- 4.14.4 Further said (1) Hamid Ali Molla and (2) Rahiman Bibi caused another Deed of Partition dated 13th November, 1964, registered in the Office of the District Sub-Registrar, Baruipur, recorded in Book No. 1, Volume No. 125, Pages 203 to 207, being Deed No. 9913 for the year 1964 and by virtue of the Deed of Partition said Hamid Ali Molla became the sole, exclusive and absolute owner of the Property In L.R. Dag No. 812.
- 4.14.5 Said Hamid Ali Molla, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his 2 (two) wives, namely, (1) Momena Bibi and (2) Aarjina Bibi, his 5 (five) sons, namely, (1) Mannan Molla, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla and (5) Ashmat Molla and his 2 (two) daughters, namely, (1) Begam Bibi alias Begam Molla and (2) Sahida Bibi, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Hamid Ali Molla in the Property In L.R. Dag No. 812.
- 4.14.6 By virtue of a Gift Deed dated 5th December, 1987, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No.1, Volume No. 71, at Pages 13 to 20, being Deed No. 5386 for the year 1987, said Momena Bibi gifted, granted and transferred her right, title and interest in the Property In L.R. Dag No. 812 to (1) Mannan Molla, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla and (5) Ashmat Molla.
- 4.14.7 Said Mannan Molla, a Muslim governed by the Muslim Law of Inheritance died intestate on 8th July, 2010, leaving behind him surviving his wife, Rehana Bibi, his 4 (four) sons, namely, (1) Rafik Molla, (2) Faidul Molla, (3) Laltu Molla and (4) Chhattu Molla and his 2 (two) daughters, namely, (1) Ruksana Bibi and (2) Tumpa Bibi, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Mannan Molla in the Property In L.R. Dag No. 812.
- 4.14.8 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 23, at Pages 3040 to 3110 being Deed No. G-185 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 8 (eight) decimal, more or less, out of the Property In L.R. Dag No. 812, recorded under L.R. Khatian No. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Foundation Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgumini Realcon Private Limited, (4) Lovelcal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapasuraha Nirman Private Limited, (8) Subhkatana Developers Private Limited, (9) Sukalyan

Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.

- 4.14.9 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, CD Volume No. 24, at Pages 72 to 142 being Deed No. 04186 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 812, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Foundation Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgamani Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.
- 4.14.10 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, being Deed No. 04188 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 812, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Foundation Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgamani Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.
- 4.14.11 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, CD Volume No. 23, at Pages 2553 to 2623, being Deed No. 04189 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12)



Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 812, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Foundation Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgami Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.

4.14.12 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 23, at Pages 2162 to 2232, being Deed No. 04190 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 812, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Foundation Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgami Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.

4.14.13 By a Deed of Conveyance dated 3rd June, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 23, at Pages 2624 to 2694, being Deed No. 04191 for the year 2014, said (1) Aarjina Bibi, (2) Hannan Molla, (3) Jaynal Molla, (4) Aynal Molla, (5) Ashmat Molla, (6) Begam Bibi alias Begam Molla, (7) Sahida Bibi, (8) Rehana Bibi, (9) Rafik Molla, (10) Faidul Molla, (11) Laltu Molla, (12) Chhattu Molla, (13) Ruksana Bibi and (14) Tumpa Bibi as the Vendors sold, conveyed and transferred land measuring 9 (nine) decimal, more or less, out of the Property In L.R. Dag No. 812, recorded under L.R. Khatian Nos. 124, 112 (which was wrongfully mention as 160), 192, 409, 656 and 969 to (1) Rajat Foundation Private Limited, (2) Aqualina Properties Private Limited, (3) Gajgami Realcon Private Limited, (4) Lovedeal Nirman Private Limited, (5) Mangalbarsha Properties Private Limited, (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties Private Limited, (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private

The image shows a handwritten signature in black ink over a circular official stamp. The stamp is purple and contains the text 'District Sub-Registrar-IV, Alipore' around the perimeter. The signature is written across the center of the stamp.

Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties Private Limited.

4.14.14 In the above mentioned events and circumstances said (1) Rajat Foundation Private Limited, (2) Aqualina Properties LLP (formerly known as Aqualina Properties Private Limited), (3) Gajgamini Realcon LLP (formerly known as Gajgamini Realcon Private Limited), (4) Lovedeal Nirman LLP (formerly known as Lovedeal Nirman Private Limited), (5) Mangalbarsha Properties LLP (formerly known as Mangalbarsha Properties Private Limited), (6) Rosette Properties Private Limited, (7) Sapnasuraha Nirman Private Limited, (8) Subhkamana Developers Private Limited, (9) Sukalyan Properties Private Limited, (10) Touchwin Properties LLP (formerly known as Touchwin Properties Private Limited), (11) Alokbarsha Properties Private Limited, (12) Jagran Properties Private Limited, (13) Magnetictouch Properties Private Limited, (14) Rudramala Realty Private Limited and (15) Quickgrow Properties LLP (formerly known as Quickgrow Properties Private Limited) became the joint and absolute owners in respect of the Property in L.R. Dag No. 812 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property in L.R. Dag No. 812 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (In dcc.)
1.	Rajat Foundation Private Limited	812	1272	3.53
2.	Aqualina Properties Private Limited (presently known as Aqualina Properties LLP)	812	1281	3.53
3.	Gajgamini Realcon Private Limited (presently known as Gajgamini Realcon LLP)	812	1274	3.53
4.	Lovedeal Nirman Private Limited (presently known as Lovedeal Nirman LLP)	812	1275	3.53
5.	Mangalbarsha Properties Private Limited (presently known as Mangalbarsha Properties LLP)	812	1278	3.53
6.	Rosette Properties Private Limited	812	1271	3.53
7.	Sapnasuraha Nirman Private Limited	812	1273	3.53
8.	Subhkamana Developers Private Limited	812	1283	3.53
9.	Sukalyan Properties Private Limited	812	1277	3.53
10.	Touchwin Properties Private Limited (presently known as Touchwin Properties LLP)	812	1282	3.53
11.	Alokbarsha Properties Private Limited	812	1276	3.54
12.	Jagran Properties Private Limited	812	1280	3.54
13.	Magnetictouch Properties Private Limited	812	1279	3.54
14.	Rudramala Realty Private Limited	812	1284	3.54
15.	Quickgrow Properties Private Limited (presently known as Quickgrow Properties LLP)	812	1269	3.54
			Total:	53.00

4.15 Title of Property In L.R. Dag No. 815:

- 4.15.1 At all material times one Phani Khan alias Phaniuddin Khan was the sole and absolute owner of land measuring 41 (forty four) decimal, more or less, being the entirety of R.S./L.R. Dag No. 815, recorded under L.R. Khatian No. 547, Mouza Bara Hekali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayat, Sub-Registration District Sonarpur, District South 24 Parganas (**Property In L.R. Dag No. 815**).
- 4.15.2 By virtue of a Deed of Settlement dated 8th November, 1993, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Volume No. 108, at Pages 227 to 231, being Deed No. 7711 for the year 1993, said Phani Khan alias Phaniuddin Khan transferred and settled the land measuring 34 (thirty four) decimal, more or less, out of the Property In L.R. Dag No. 815 (**First Portion Of Property In L.R. Dag No. 815**), in favour of his son, Abu Hossain Khan alias Abu Hossain Kha.
- 4.15.3 Said Phani Khan alias Phaniuddin Khan died on 19th June, 1994, and simultaneously said Abu Hossain Khan alias Abu Hossain Kha became the sole and absolute owner in respect of the said First Portion Of Property In L.R. Dag No. 815.
- 4.15.4 By a Deed of Conveyance dated 9th July, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, being Deed No. 05305 for the year 2014, said Abu Hossain Khan alias Abu Hossain Kha as the Vendor sold, conveyed and transferred land measuring 8.5 (eight point five) decimal, more or less, out of the First Portion Of Property In L.R. Dag No. 815 to (1) Shivrashti Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited.
- 4.15.5 By a Deed of Conveyance dated 9th July, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, being Deed No. 05306 for the year 2014, said Abu Hossain Khan alias Abu Hossain Kha as the Vendor sold, conveyed and transferred land measuring 8.5 (eight point five) decimal, more or less, out of the First Portion Of Property In L.R. Dag No. 815 to (1) Shivrashti Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited.
- 4.15.6 By a Deed of Conveyance dated 9th July, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 30, at Pages 1797 to 1814, being Deed No. 05307 for the year 2014, said Abu Hossain Khan alias Abu Hossain Kha as the vendor sold, conveyed and transferred land measuring 8.5 (eight point five) decimal, more or less, out of the First Portion Of Property In L.R. Dag No. 815 to (1) Shivrashti Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited.

- 4.15.7 By a Deed of Conveyance dated 9th July, 2014, registered in the Office of the District Sub Registrar-IV, Alipore, recorded in Book No. I, CD Volume No. 30, at Pages 1815 to 1832, being Deed No. 05308 for the year 2014, said Abu Hossain Khan alias Abu Hossain Kha as the Vendor sold, conveyed and transferred land measuring 8.5 (eight point five) decimal, more or less, out of the First Portion Of Property In L.R. Dag No. 815 to (1) Shivrashi Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited.
- 4.15.8 By virtue of a Deed of Settlement dated 8th November, 1993, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 108, at Pages 216 to 220, being Deed No. 7709 for the year 1993, said Phani Khan alias Phaniruddin Khan transferred and settled the land measuring 8 (eight) decimal, more or less, out of the Property In L.R. Dag No. 815 (**Second Portion Of Property In L.R. Dag No. 815**), in favour of his 3 (three) daughters, namely, (1) Safia Bibi, (2) Sahida Bibi and (3) Jahida Bibi alias Jaheda Laskar.
- 4.15.9 Said Phani Khan alias Phaniruddin Khan died on 19th June, 1994, and simultaneously said (1) Safia Bibi, (2) Sahida Bibi and (3) Jahida Bibi alias Jaheda Laskar became the joint and absolute owners in respect of the said Second Portion Of Property In L.R. Dag No. 815.
- 4.15.10 Said Jahida Bibi alias Jaheda Laskar, a Muslim governed by the Muslim Law of Inheritance died intestate, leaving behind her surviving her husband, Mustafa Laskar, her 2 (two) sons, namely, (1) Sukur Ali Laskar and (2) Hajarat Ali Laskar and her 2 (two) daughters, namely, (1) Maruni Bibi alias Mushida Bibi and (2) Masuda Bibi alias Masuda Bibi Gazi, as her only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Jahida Bibi alias Jaheda Laskar in the Second Portion Of Property In L.R. Dag No. 815.
- 4.15.11 By a Deed of Conveyance dated 9th July, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, CD Volume No. 30, at Pages 2089 to 2125, being Deed No. 05310 for the year 2014, said (1) Safia Bibi, (2) Sahida Bibi, (3) Mustafa Laskar, (4) Sukur Ali Laskar, (5) Hajarat Ali Laskar, (6) Maruni Bibi alias Murshida Bibi alias Murshida Khatun and (7) Masuda Bibi alias Masuda Bibi Gazi as the Vendors sold, conveyed and transferred land measuring 8 (eight) decimal, more or less, being the Second Portion Of Property In L.R. Dag No. 815 to (1) Shivrashi Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited.
- 4.15.12 By virtue of a Deed of Settlement dated 8th November, 1993, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 108, at Pages 221 to 226, being Deed No. 7710 for the year 1993, said Phani Khan alias Phaniruddin Khan transferred and settled the land measuring 2 (two) decimal, more or less, out of the



Property In L.R. Dag No. 815 (**Third Portion Of Property In L.R. Dag No. 815**), in favour of his son, Aktar Ali Khan alias Aktar Hossain Khan.

- 4.15.13 Said Phani Khan alias Phaniruddin Khan died on 19th June, 1994, and simultaneously said Aktar Ali Khan alias Aktar Hossain Khan became the sole and absolute owner in respect of the said Third Portion Of Property In L.R. Dag No. 815.
- 4.15.14 Said Aktar Ali Khan alias Aktar Hossain Khan, a Muslim governed by the Muslim Law of Inheritance died intestate on 6th August, 2013, leaving behind him surviving his 2 (two) wives, namely, (1) Masura Khan and (2) Parveen Khan, his only son, Saddam Ali Khan and his 2 (two) daughters, namely, (1) Sabina Dewan and (2) Suhana Khatun, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Aktar Ali Khan alias Aktar Hossain Khan in the Third Portion Of Property In L.R. Dag No. 815.
- 4.15.15 By a Deed of Conveyance dated 9th July, 2014, registered in the Office of the District Sub-Registrar IV, Alipore, recorded in Book No. I, CD Volume No. 30, at Pages 1833 to 1863, being Deed No. 05309 for the year 2014, said (1) Masura Khan, (2) Parveen Khan, (3) Saddam Ali Khan, (4) Sabina Dewan and (5) Suhana Khatun (a minor, represented by her mother, Parveen Khan) as the Vendors sold, conveyed and transferred land measuring 2 (two) decimal, more or less, being the Third Portion Of Property In L.R. Dag No. 815 to (1) Shivrashi Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited.
- 4.15.16 The share of Suhana Khatun in the Third Portion Of Property In L.R. Dag No. 815 being land measuring 0.4375 (zero point four three seven five) decimal, more or less has been excluded out of the project area being the Said Property as said Suhana Khatun was a minor at the time of selling her right, title and interest in the Third Portion Of Property In L.R. Dag No. 815.
- 4.15.17 In the above mentioned events and circumstances said (1) Shivrashi Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited became the joint and absolute owners in respect of inter alia the Property In L.R. Dag No. 815 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 815 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (in dec.)
1.	Shivrashi Abasan Private Limited	815	1439	10.8907
2.	Subhlife Real Estate Private Limited	815	1436	10.8906
3.	Swarnachura Properties Private Limited	815	1434	10.8906
4.	Ultrafocus Properties Private Limited	815	1433	10.8906
			Total:	43.5625



4.16 **Title of Property in L.R. Dag No. 821:**

- 4.16.1 At all material times one Mossammat Lalmon Bibi was the sole and absolute owner of land measuring 9.92 (nine point nine two) decimal, more or less, out of 34 (thirty four) decimal, being a portion of R.S./L.R. Dag No. 821, recorded under R.S. Khatian No. 89, Mouza Bade Hugañi, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**First Property in L.R. Dag No. 821**).
- 4.16.2 By a Deed of Gift dated 30th November, 1964, registered in the Office of the Sub-Registrar, Barnipur, recorded in Book No. 1, Volume No. 133, at Pages 109 to 113, being Deed No. 10402 for the year 1964, said Mossammat Lalmon Bibi gifted, granted and transferred the First Property in L.R. Dag No. 821 to Noor Mohammad Mollah.
- 4.16.3 At all material times one Khatun Bibi alias Khatona Bibi was the sole and absolute owner of land measuring 20.54 (twenty point five four) decimal, more or less, out of 34 (thirty four) decimal, being a portion of R.S./L.R. Dag No. 821, recorded under R.S. Khatian No. 89, Mouza Bade Hugañi, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Second Property in L.R. Dag No. 821**).
- 4.16.4 At all material times one Jabbar Ali Molla alias Abdul Jubbar Molla was the sole and absolute owner of land measuring 3.54 (three point five four) decimal, more or less, out of 34 (thirty four) decimal, being a portion of R.S./L.R. Dag No. 821, recorded under R.S. Khatian No. 89, Mouza Bade Hugañi, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Third Property in L.R. Dag No. 821**).
- 4.16.5 Said Khatun Bibi alias Khatona Bibi, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Noor Mohammad Mollah, (2) Jabbar Ali Molla alias Abdul Jubbar Molla and (3) Khorshed Ali Mollah and her 2 (two) daughters, namely, (1) Rohila Bibi and (2) Rohina Bibi alias Rahina Mondal, as her only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Khatun Bibi alias Khatona Bibi in the Second Property in L.R. Dag No. 821.
- 4.16.6 By virtue of a Deed of Sale dated 7th March, 1995, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Volume No. 24, at Pages 176 to 181, being Deed No. 1598 for the year 1995, said Rohila Bibi sold, conveyed and transferred her right, title and interest out of the Second Property in L.R. Dag No. 821 in favour of Jabbar Ali Molla alias Abdul Jubbar Molla.
- 4.16.7 By virtue of a Deed of Sale dated 14th January, 2000, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Volume No. 4, at Pages 154 to 159, being Deed No. 203 for

the year 2000, said Khorshed Ali Molla alias Khoshed Molla sold, conveyed and transferred land measuring 5.135 (five point one three five) decimal, more or less, out of the Second Property in L.R. Dag No. 821 in favour of Ajet Ali Sheikh alias Ajed Ali Shekh.

- 4.16.8 Said Noor Mohammad Mollah, a Muslim governed by the Muslim Law of Inheritance died intestate on 25th February, 2009, leaving behind him surviving his 2 (two) wives, namely, (1) Saleha Bibi and (2) Noor Jahan Bibi, his 5 (five) sons, namely, (1) Suja Uddin Molla, (2) Kamal Uddin Molla, (3) Salim Uddin Molla, (4) Jahir Uddin Molla alias Zahir Uddin Molla and (5) Noor Hossain Mollah alias Noor Islam and his 2 (two) daughters, namely, (1) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (2) Minara Bibi alias Minara Bibi Khan, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Noor Mohammad Mollah in the First Property in L.R. Dag No. 821 and Second Property in L.R. Dag No. 821.
- 4.16.9 In the above mentioned events and circumstances said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohina Bibi alias Rahuna Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh, (4) Saleha Bibi alias Saleha Molla, (5) Noor Jahan Bibi, (6) Suja Uddin Molla, (7) Kamal Uddin Molla, (8) Salim Uddin Molla, (9) Jahir Uddin Molla alias Zahir Uddin Molla, (10) Noor Hossain Mollah alias Noor Islam, (11) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (12) Minara Bibi alias Minara Bibi Khan became the joint and absolute owners in respect of First Property in L.R. Dag No. 821, Second Property in L.R. Dag No. 821 and Third Property in L.R. Dag No. 821, collectively land measuring 34 (thirty four) decimal, more or less, being the entirety of R.S./L.R. Dag No. 821, Mouza Bade Huggali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayat, Sub-Registration District Sonarpur, District South 24 Parganas (Property in L.R. Dag No. 821).
- 4.16.10 By a Deed of Conveyance dated 11th April, 2012, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, CD Volume No. 7, at Pages 8762 to 8784, being Deed No. 03327 for the year 2012, said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohina Bibi alias Rahuna Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh, (4) Saleha Bibi alias Saleha Molla, (5) Suja Uddin Molla, (6) Kamal Uddin Molla, (7) Salim Uddin Molla, (8) Jahir Uddin Molla alias Zahir Uddin Molla, (9) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (10) Minara Bibi alias Minara Bibi Khan as the Vendors sold, conveyed and transferred their right, title and interest in the Property in L.R. Dag No. 821, recorded under L.R. Khatai Nos. 493, 298 and 376 to (1) Ebony Buildcon Private Limited, (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex Private Limited, (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited.
- 4.16.11 By a Deed of Conveyance dated 9th May, 2012, registered in the Office of the District Sub-Registrar-IV, Alipore, South 24 Parganas, recorded in Book No. 1, CD Volume No. 13, at Pages 1293 to 1305, being Deed No. 03815 for the year 2012, said (1) Noor Jahan Bibi and (2) Noor Hossain

Mollah alias Noor Islam as the Vendors sold, conveyed and transferred their right, title and interest in the Property In L.R. Dag No. 821, recorded under L.R. Khatian Nos. 493, 298 and 376 to (1) Ebony Buildcon Private Limited, (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex Private Limited, (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited.

- 4.16.12 In the above mentioned events and circumstances said (1) Ebony Buildcon LLP (formerly known as Ebony Buildcon Private Limited), (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex LLP (formerly known as Ebony Complex Private Limited), (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited became the joint and absolute owners in respect of land measuring 33.5575 (thirty three point five five seven five) decimal, more or less, out of the Property In L.R. Dag No. 821. However the said owners mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 821 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area Owned (in dec.)	Area Mutated (in dec.)
1.	Ebony Buildcon Private Limited (presently known as Ebony Buildcon LLP)	821	1168	5.5930	5.67
2.	Ebony Tower Private Limited	821	1171	5.5929	5.67
3.	Ebony Enclave Private Limited	821	1170	5.5929	5.67
4.	Ebony Complex Private Limited (presently known as Ebony Complex LLP)	821	1169	5.5929	5.67
5.	Ebony Developers Private Limited	821	1167	5.5929	5.66
6.	Eligible Devcon Private Limited	821	1160	5.5929	5.66
Total:				33.5575	34.00

4.17 **Title of Property In L.R. Dag No. 822:**

- 4.17.1 At all material times one Mossammot Lalmon Bibi, Khatun Bibi alias Khatona Bibi and Jabbar Ali Molla alias Abdul Jubbar Molla were the joint and absolute owners of land measuring 16 (sixteen) decimal, more or less, being the entirety of R.S./L.R. Dag No. 822, recorded under R.S. Khatian No. 107, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Property In L.R. Dag No. 822**).
- 4.17.2 By a Deed of Gift dated 30th November, 1964, registered in the Office of the Sub-Registrar, Baruaipur, recorded in Book No. I, Volume No. 133, at Pages 109 to 113, being Deed No. 10402 for the year 1964, said Mossammot Lalmon Bibi gifted, granted and transferred her right, title and interest in the Property In L.R. Dag No. 822 to Noor Mohammad Mollah.



- 4.17.3 Said Khatun Bibi alias Khatona Bibi, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Noor Mohammad Mollah, (2) Jabbar Ali Molla alias Abdul Jubbar Molla and (3) Khorshed Ali Mollah and her 2 (two) daughters, namely, (1) Rohila Bibi and (2) Rohima Bibi alias Rahima Mondal, as her only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Khatun Bibi alias Khatona Bibi in the Property In L.R. Dag No. 822.
- 4.17.4 By virtue of a Deed of Sale dated 7th March, 1995, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 24, at Pages 176 to 181, being Deed No. 1598 for the year 1995, said Rohila Bibi sold, conveyed and transferred her right, title and interest out of the Property In L.R. Dag No. 822 in favour of Jabbar Ali Molla alias Abdul Jubbar Molla.
- 4.17.5 By virtue of a Deed of Sale dated 14th January, 2000, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 4, at Pages 154 to 159, being Deed No. 203 for the year 2000, said Khoshed Molla sold, conveyed and transferred his right, title and interest out of the Property In L.R. Dag No. 822 in favour of Ajet Ali Sheikh alias Ajed Ali Shekh.
- 4.17.6 Said Noor Mohammad Mollah, a Muslim governed by the Muslim Law of Inheritance died intestate on 25th February, 2009, leaving behind him surviving his 2 (two) wives, namely, (1) Saleha Bibi and (2) Noor Jahan Bibi, his 5 (five) sons, namely, (1) Suja Uddin Molla, (2) Kamal Uddin Molla, (3) Salim Uddin Molla, (4) Jahir Uddin Molla alias Zahir Uddin Molla and (5) Noor Hossain Mollah alias Noor Islam and his 2 (two) daughters, namely, (1) Samsoon Nehar Bibi alias Laskar Shamsunnahar and (2) Minara Bibi alias Minara Bibi Khan, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Noor Mohammad Mollah in the Property In L.R. Dag No. 822.
- 4.17.7 In the above mentioned events and circumstances said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohima Bibi alias Rahima Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh, (4) Saleha Bibi alias Saleha Molla, (5) Noor Jahan Bibi, (6) Suja Uddin Molla, (7) Kamal Uddin Molla, (8) Salim Uddin Molla, (9) Jahir Uddin Molla alias Zahir Uddin Molla, (10) Noor Hossain Mollah alias Noor Islam, (11) Samsoon Nehar Bibi alias Laskar Shamsunnahar and (12) Minara Bibi alias Minara Bibi Khan became the joint and absolute owners in respect of the Property In L.R. Dag No. 822, being land measuring 16 (sixteen) decimal, more or less, being the entirety of R.S./L.R. Dag No. 822, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas.
- 4.17.8 By a Deed of Conveyance dated 11th April, 2012, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 7, at Pages 8785 to 8807, being Deed No. 03334 for the



year 2012, said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohima Bibi alias Rahima Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh, (4) Saleha Bibi alias Saleha Molla, (5) Suja Uddin Molla, (6) Kamal Uddin Molla, (7) Salim Uddin Molla, (8) Jahir Uddin Molla alias Zahir Uddin Molla, (9) Samsoon Nehar Bibi alias Laskar Shamsunnahar and (10) Minara Bibi alias Minara Bibi Khan as the Vendors sold, conveyed and transferred their right, title and interest in the Property In L.R. Dag No. 822, recorded under L.R. Khatian Nos. 493, 298 and 376 to (1) Ebony Buildcon Private Limited, (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex Private Limited, (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited.

4.17.9 By a Deed of Conveyance dated 9th May, 2012, registered in the Office of the District Sub-Registrar-IV, Alipore, South 24 Parganas, recorded in Book No. 1, CD Volume No. 13, at Pages 1293 to 1305, being Deed No. 03815 for the year 2012, said (1) Noor Jahan Bibi and (2) Noor Hossain Mollah alias Noor Islam as the Vendors sold, conveyed and transferred their right, title and interest in the Property In L.R. Dag No. 822, recorded under L.R. Khatian Nos. 493, 298 and 376 to (1) Ebony Buildcon Private Limited, (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex Private Limited, (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited.

4.17.10 In the above mentioned events and circumstances said (1) Ebony Buildcon LLP (formerly known as Ebony Buildcon Private Limited), (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex LLP (formerly known as Ebony Complex Private Limited), (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited became the joint and absolute owners in respect of the Property In L.R. Dag No. 822 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 822 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area Owned (in dec.)	Area Mutated (in dec.)
1.	Ebony Buildcon Private Limited (presently known as Ebony Buildcon LLP)	822	1168	2.67	2.67
2.	Ebony Tower Private Limited	822	1171	2.67	2.67
3.	Ebony Enclave Private Limited	822	1170	2.67	2.67
4.	Ebony Complex Private Limited (presently known as Ebony Complex LLP)	822	1169	2.67	2.67
5.	Ebony Developers Private Limited	822	1167	2.66	2.66
6.	Eligible Devcon Private Limited	822	1160	2.66	2.66
Total:				16.00	16.00



4.18. **Title of Property In L.R. Dag No. 823:**

- 4.18.1 At all material times one Mossammat Lalmon Bibi, Khatun Bibi alias Khatona Bibi and Jabbar Ali Molla alias Abdul Jubbar Molla were the joint and absolute owners of land measuring 10 (ten) decimal, more or less, being the entirety of R.S./L.R. Dag No. 823, recorded under R.S. Khatian No. 107, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Larger Property In L.R. Dag No. 823**).
- 4.18.2 By a Deed of Gift dated 30th November, 1964, registered in the Office of the Sub-Registrar, Baruipur, recorded in Book No. 1, Volume No. 133, at Pages 109 to 113, being Deed No. 10402 for the year 1964, said Mossammat Lalmon Bibi gifted, granted and transferred her right, title and interest in the Larger Property In L.R. Dag No. 823 to Noor Mohammad Mollah.
- 4.18.3 Said Khatun Bibi alias Khatona Bibi, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Noor Mohammad Mollah, (2) Jabbar Ali Molla alias Abdul Jubbar Molla and (3) Khorshed Ali Mollah and her 2 (two) daughters, namely, (1) Rohila Bibi and (2) Rohima Bibi alias Rahima Mondal, as her only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Khatun Bibi alias Khatona Bibi in the Larger Property In L.R. Dag No. 823.
- 4.18.4 By virtue of a Deed of Sale dated 7th March, 1995, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Volume No. 24, at Pages 176 to 181, being Deed No. 1598 for the year 1995, said Rohila Bibi sold, conveyed and transferred her right, title and interest out of the Larger Property In L.R. Dag No. 823 in favour of Jabbar Ali Molla alias Abdul Jubbar Molla.
- 4.18.5 By virtue of a Deed of Sale dated 14th January, 2000, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Volume No. 4, at Pages 154 to 159, being Deed No. 203 for the year 2000, said Khoshed Molla sold, conveyed and transferred land measuring 1.25 (one point two five) decimal, more or less, out of the Larger Property In L.R. Dag No. 823 in favour of Ajet Ali Sheikh alias Ajed Ali Shekh.
- 4.18.6 By virtue of a Deed of Sale dated 6th August, 2008, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, CD Volume No. 22, at Pages 1734 to 1746, being Deed No. 07936 for the year 2008, said Noor Mohammad Mollah sold, conveyed and transferred land measuring 5.25 (five point two five) decimal, more or less, out of the Larger Property In L.R. Dag No. 823 in favour of Abbas Ali Sheikh.



- 4.18.7 Said Noor Mohammad Mollah, a Muslim governed by the Muslim Law of Inheritance died intestate on 25th February, 2009, leaving behind him surviving his 2 (two) wives, namely, (1) Saleha Bibi and (2) Noor Jahan Bibi, his 5 (five) sons, namely, (1) Suja Uddin Molla, (2) Kamal Uddin Molla, (3) Salim Uddin Molla, (4) Jahir Uddin Molla alias Zahir Uddin Molla and (5) Noor Hossain Mollah alias Noor Islam and his 2 (two) daughters, namely, (1) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (2) Minara Bibi alias Minara Bibi Khan, as his only legal heirs and heiresses.
- 4.18.8 Said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohima Bibi alias Rahima Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh, (4) Saleha Bibi alias Saleha Molla, (5) Suja Uddin Molla, (6) Kamal Uddin Molla, (7) Salim Uddin Molla, (8) Jahir Uddin Molla alias Zahir Uddin Molla, (9) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (10) Minara Bibi alias Minara Bibi Khan being the First Party and (11) Abbas Ali Sheikh being the Second Party caused a Memorandum of Agreement dated 14th February, 2012 and by virtue of the said Memorandum of Agreement all the parties have mutually recorded the amicable partition and division of the Larger Property In L.R. Dag No. 823 and by virtue of the same said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohima Bibi alias Rahima Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh and (4) Saleha Bibi alias Saleha Molla, (5) Suja Uddin Molla, (6) Kamal Uddin Molla, (7) Salim Uddin Molla, (8) Jahir Uddin Molla alias Zahir Uddin Molla, (9) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (10) Minara Bibi alias Minara Bibi Khan jointly allotted and became the joint, exclusive and absolute owners of land measuring 4.75 (four point seven five) decimal, more or less, out of the Larger Property In L.R. Dag No. 823 (**Property In L.R. Dag No. 823**).
- 4.18.9 In the above mentioned events and circumstances said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohima Bibi alias Rahima Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh and (4) Saleha Bibi alias Saleha Molla, (5) Suja Uddin Molla, (6) Kamal Uddin Molla, (7) Salim Uddin Molla, (8) Jahir Uddin Molla alias Zahir Uddin Molla, (9) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (10) Minara Bibi alias Minara Bibi Khan became the joint and absolute owners in respect of the Property In L.R. Dag No. 823, being land measuring 4.75 (four point seven five) decimal, more or less, being the a portion of R.S./L.R. Dag No. 823, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas.
- 4.18.10 By a Deed of Conveyance dated 11th April, 2012, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, CD Volume No. 7, at Pages 8785 to 8807, being Deed No. 03334 for the year 2012, said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Rohima Bibi alias Rahima Mondal, (3) Ajet Ali Sheikh alias Ajed Ali Shekh, (4) Saleha Bibi alias Saleha Molla, (5) Suja Uddin Molla, (6) Kamal Uddin Molla, (7) Salim Uddin Molla, (8) Jahir Uddin Molla alias Zahir Uddin Molla, (9) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (10)

Minara Bibi alias Minara Bibi Khan as the Vendors and said Abbas Ali Sheikh as the Confirming Party sold, conveyed and transferred the Property In L.R. Dag No. 823, recorded under L.R. Khatian Nos. 493, 298 and 376 to (1) Ebony Buildcon Private Limited, (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex Private Limited, (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited.

4.18.11 In the above mentioned events and circumstances said (1) Ebony Buildcon LLP (formerly known as Ebony Buildcon Private Limited), (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex LLP (formerly known as Ebony Complex Private Limited), (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited became the joint and absolute owners in respect of the Property In L.R. Dag No. 823 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 823 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area Owned (in dec.)	Area Mutated (in dec.)
1.	Ebony Buildcon Private Limited (presently known as Ebony Buildcon LLP)	823	1168	0.80	0.80
2.	Ebony Tower Private Limited	823	1171	0.79	0.79
3.	Ebony Enclave Private Limited	823	1170	0.79	0.79
4.	Ebony Complex Private Limited (presently known as Ebony Complex LLP)	823	1169	0.79	0.79
5.	Ebony Developers Private Limited	823	1167	0.79	0.79
6.	Eligible Devcon Private Limited	823	1160	0.79	0.79
Total:				4.75	4.75

4.19 **Title of Property In L.R. Dag No. 824:**

4.19.1 At all material times one Mossammat Lalmon Bibi was the sole and absolute owner of land measuring 0.875 (zero point eight seven five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S./L.R. Dag No. 824, recorded under R.S. Khatian No. 89, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**First Property In L.R. Dag No. 824**).

4.19.2 By a Deed of Gift dated 30th November, 1964, registered in the Office of the Sub-Registrar, Baruipur, recorded in Book No. I, Volume No. 133, at Pages 109 to 113, being Deed No. 10402 for the year 1964, said Mossammat Lalmon Bibi gifted, granted and transferred the First Property In L.R. Dag No. 824 to Noor Mohammad Mollah.

4.19.3 At all material times one Khatun Bibi alias Khatona Bibi was the sole and absolute owner of land measuring 1.81 (one point eight one) decimal,



more or less, out of 3 (three) decimal, being a portion of R.S./L.R. Dag No. 824, recorded under R.S. Khatian No. 89, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Second Property In L.R. Dag No. 824**).

- 4.19.4 At all material times one Jabbar Ali Molla alias Abdul Jubbar Molla was the sole and absolute owner of land measuring 0.315 (zero point three one five) decimal, more or less, out of 3 (three) decimal, being a portion of R.S./L.R. Dag No. 824, recorded under R.S. Khatian No. 89, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Third Property In L.R. Dag No. 824**).
- 4.19.5 Said Khatun Bibi alias Khatona Bibi, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind her surviving her 3 (three) sons, namely, (1) Noor Mohammad Mollah, (2) Jabbar Ali Molla alias Abdul Jubbar Molla and (3) Khorshed Ali Mollah and her 2 (two) daughters, namely, (1) Rohila Bibi and (2) Rohima Bibi alias Rahima Mondal, as her only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Khatun Bibi alias Khatona Bibi in the Second Property In L.R. Dag No. 824.
- 4.19.6 By virtue of a Deed of Sale dated 7th March, 1995, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 24, at Pages 176 to 181, being Deed No. 1598 for the year 1995, said Rohila Bibi sold, conveyed and transferred her right, title and interest out of the Second Property In L.R. Dag No. 824 in favour of Jabbar Ali Molla alias Abdul Jubbar Molla.
- 4.19.7 Said Noor Mohammad Mollah, a Muslim governed by the Muslim Law of Inheritance died intestate on 25th February, 2009, leaving behind him surviving his 2 (two) wives, namely, (1) Saleha Bibi and (2) Noor Jahan Bibi, his 5 (five) sons, namely, (1) Suja Uddin Molla, (2) Kamal Uddin Molla, (3) Salim Uddin Molla, (4) Jahir Uddin Molla alias Zahir Uddin Molla and (5) Noor Hossain Mollah alias Noor Islam and his 2 (two) daughters, namely, (1) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (2) Minara Bibi alias Minara Bibi Khan, as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Noor Mohammad Mollah in the First Property In L.R. Dag No. 824 and Second Property In L.R. Dag No. 824.
- 4.19.8 In the above mentioned events and circumstances said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Khorshed Ali Mollah, (3) Rohima Bibi alias Rahima Mondal, (4) Ajet Ali Sheikh alias Ajeed Ali Sheikh, (5) Saleha Bibi alias Saleha Molla, (6) Noor Jahan Bibi, (7) Suja Uddin Molla, (8) Kamal Uddin Molla, (9) Salim Uddin Molla, (10) Jahir Uddin Molla alias Zahir Uddin Molla, (11) Noor Hossain Mollah alias Noor Islam, (12) Samsoun Nehar Bibi alias Laskar Shamsunnahar and (13) Minara Bibi alias Minara Bibi Khan became the joint and absolute owners in respect of First Property In L.R. Dag No. 824, Second Property In L.R. Dag No.



824 and Third Property In L.R. Dag No. 824, collectively land measuring 3 (three) decimal, more or less, being the entirety of R.S./L.R. Dag No. 824, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Property In L.R. Dag No. 824**).

- 4.19.9 By a Deed of Conveyance dated 11th April, 2012, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, CD Volume No. 7, at Pages 8762 to 8784, being Deed No. 03327 for the year 2012, said (1) Jabbar Ali Molla alias Abdul Jubbar Molla, (2) Khorshed Ali Mollah, (3) Rohima Bibi alias Rahima Mondal, (4) Ajet Ali Sheikh alias Ajed Ali Shekh, (5) Salcha Bibi alias Saleha Molla, (6) Suja Uddin Molla, (7) Kamal Uddin Molla, (8) Salim Uddin Molla, (9) Jahir Uddin Molla alias Zahir Uddin Molla, (10) Samsoun Nehar Bibi alias Laskar Shamsunnahar, (11) Minara Bibi alias Minara Bibi Khan as the Vendors sold, conveyed and transferred their right, title and interest in the Property In L.R. Dag No. 824, recorded under L.R. Khatian Nos. 493, 298 and 376 to (1) Ebony Buildcon Private Limited, (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex Private Limited, (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited.
- 4.19.10 By a Deed of Conveyance dated 9th May, 2012, registered in the Office of the District Sub-Registrar-IV, Alipore, South 24 Parganas, recorded in Book No. 1, CD Volume No. 13, at Pages 1293 to 1305, being Deed No. 03815 for the year 2012, said (1) Noor Jahan Bibi and (2) Noor Hossain Mollah alias Noor Islam as the Vendors sold, conveyed and transferred their right, title and interest in the Property In L.R. Dag No. 824, recorded under L.R. Khatian Nos. 493, 298 and 376 to (1) Ebony Buildcon Private Limited, (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex Private Limited, (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited.
- 4.19.11 In the above mentioned events and circumstances said (1) Ebony Buildcon LLP (formerly known as Ebony Buildcon Private Limited), (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex LLP (formerly known as Ebony Complex Private Limited), (5) Ebony Developers Private Limited and (6) Eligible Devcon Private Limited became the joint and absolute owners of the Property In L.R. Dag No. 824 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 824 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (in dec.)
1.	Ebony Buildcon Private Limited (presently known as Ebony Buildcon LLP)	824	1168	0.5
2.	Ebony Tower Private Limited	824	1171	0.5
3.	Ebony Enclave Private Limited	824	1170	0.5



4.	Ebony Complex Private Limited (presently known as Ebony Complex LLP)	824	1169	0.5
5.	Ebony Developers Private Limited	824	1167	0.5
6.	Eligible Devcon Private Limited	824	1160	0.5
			Total:	3.0

4.20 **Title of Property In L.R. Dag No. 829:**

- 4.20.1 At all material times (1) Jamshed Ali Sheikh, (2) Sakina Khatun and (3) Ayesha Khatun were the joint and absolute owners of land measuring 66 (sixty six) decimal, more or less, being the entirety of R.S./L.R. Dag No. 829, recorded under R.S. Khatian No. 284, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Mother Property In L.R. Dag No. 829**).
- 4.20.2 By a Deed of Gift dated 12th December, 1964, registered in the Office of the Sub-Registrar, Baruipur, recorded in Book No. I, Volume No. 145, at Pages 10 to 16, being Deed No. 10822 for the year 1964, said Sakina Bibi gifted, granted and transferred her right, title and interest out of the Mother Property In L.R. Dag No. 829 to (1) Mohammad Jalaluddin Sheikh, (2) Mohammad Kamaluddin Sheikh and (3) Mohammad Jamaluddin Sheikh.
- 4.20.3 Said Mohammad Jalaluddin Sheikh, a Muslim governed by the Muslim Law of Inheritance died intestate as a bachelor leaving behind him surviving his father, Jamshed Ali Sheikh and his 4 (four) brothers, namely, (1) Mohammad Kamaluddin Sheikh, (2) Mohammad Jamaluddin Sheikh (3) Mohammad Salauddin Sheikh and (4) Mohammad Alauddin Sheikh, as his only legal heirs who jointly and in diverse share inherited the right, title and interest of Late Mohammad Jalaluddin Sheikh in the Mother Property In L.R. Dag No. 829.
- 4.20.4 Due to having problems in enjoying the Mother Property In L.R. Dag No. 829 amongst all the owners of the Mother Property In L.R. Dag No. 829, said (1) Jamshed Ali Sheikh, (2) Ayesha Khatun, (3) Mohammad Kamaluddin Sheikh, (4) Mohammad Jamaluddin Sheikh (5) Mohammad Salauddin Sheikh and (6) Mohammad Alauddin Sheikh caused a Deed of Partition dated 5th September, 1981, registered in the Office of the Sub-Registrar, Baruipur, recorded in Book No. I, Volume No. 65, Pages 92 to 102, being Deed No. 4357 for the year 1981 and by virtue of the Deed of Partition said Jamshed Ali Sheikh became the sole and absolute owner of the Mother Property In L.R. Dag No. 829.
- 4.20.5 In the above mentioned circumstances said Jamshed Ali Sheikh became the sole and absolute owner in respect of the Mother Property In L.R. Dag No. 829 and mutated his name in the records of the Block Land and Land Reforms Officer, Sonarpur, recorded in L.R. Khatian No. 388.



- 4.20.6 Said Jamshed Ali Sheikh, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his wife, Hasina Khatun Bibi, his 4 (four) sons, namely, (1) Mohammad Kamaluddin Sheikh, (2) Mohammad Jamaluddin Sheikh (3) Mohammad Salauddin Sheikh and (4) Mohammad Alauddin Sheikh and his 3 (three) daughters, namely, (1) Hazra Bibi, (2) Sahara Bibi and (3) Jahanara Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Jamshed Ali Sheikh in the Mother Property in L.R. Dag No. 829.
- 4.20.7 By a Deed of Gift dated 2nd May, 2011, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Volume No. 11, at Pages 4052 to 4067, being Deed No. 4753 for the year 2011, said Hasina Khatun Bibi gifted, granted and transferred her right, title and interest out of the Mother Property In L.R. Dag No. 829 to (1) Mohammad Alauddin Sheikh, (2) Mohammad Sarfaraz Sheikh, (3) Mohammad Sanaullah Sheikh and (4) Sabina Yasmin.
- 4.20.8 Said (1) Mohammad Kamaluddin Sheikh, (2) Mohammad Jamaluddin Sheikh (3) Mohammad Salauddin Sheikh, (4) Mohammad Alauddin Sheikh, (5) Hazra Bibi, (6) Sahara Bibi, (7) Jahanara Bibi, (8) Mohammad Sarfaraz Sheikh, (9) Mohammad Sanaullah Sheikh and (10) Sabina Yasmin caused a Memorandum of Understanding dated 14th February, 2012 and by virtue of the said Memorandum of Understanding said (1) Mohammad Kamaluddin Sheikh, (2) Mohammad Jamaluddin Sheikh (3) Mohammad Salauddin Sheikh, (4) Mohammad Alauddin Sheikh, (5) Hazra Bibi, (6) Sahara Bibi, (7) Jahanara Bibi became the joint and absolute owners of land measuring 59.82 (fifty nine point eight two) decimal, more or less, out of the Mother Property In L.R. Dag No. 829 (**Larger Property In L.R. Dag No. 829**).
- 4.20.9 By a Deed of Conveyance dated 11th April, 2012, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, being Deed No. 03427 for the year 2012, said (1) Mohammad Kamaluddin Sheikh, (2) Mohammad Jamaluddin Sheikh (3) Mohammad Salauddin Sheikh, (4) Mohammad Alauddin Sheikh, (5) Hazra Bibi, (6) Sahara Bibi, (7) Jahanara Bibi as the Vendors and (1) Mohammad Sarfaraz Sheikh (represented by his father, Mohammad Kamaluddin Sheikh), (2) Mohammad Sanaullah Sheikh (represented by his father, Mohammad Salauddin Sheikh) and (3) Sabina Yasmin as Confirming Parties, sold, conveyed and transferred land measuring 26.45 (twenty six point four five) decimal, more or less, out of the Larger Property In L.R. Dag No. 829 (**Property In L.R. Dag No. 829**), to (1) Interface Developers Private Limited, (2) Imagine Infraprojects Private Limited and (3) Wonder Real Estate Private Limited.
- 4.20.10 In the above mentioned events and circumstances said (1) Interface Developers Private Limited, (2) Imagine Infraprojects LLP (formerly known as Imagine Infraprojects Private Limited) and (3) Wonder Real Estate Private Limited became the joint and absolute owners of the Property In L.R. Dag No. 829 and mutated their name in the records of the Block



Land and Land Reforms Officer, Sonarpur. The ownership of the said Property in L.R. Dag No. 829 is tabulated in the chart below:

SL	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (in dec.)
1.	Interface Developers Private Limited	829	1156	8.82
2.	Imagine Infraprojects Private Limited (presently known as Imagine Infraprojects LLP)	829	1155	8.82
3.	Wonder Real Estate Private Limited	829	1154	8.81
			Total:	26.45

4.21 Title of Property in L.R. Dag No. 889:

- 4.21.1 At all material times Noor Ali Mondal was the sole and absolute owner of land measuring 10 (ten) decimal, more or less, being the entirety of R.S./L.R. Dag No. 889, recorded under R.S. Khatian No. 812, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Property in L.R. Dag No. 889**).
- 4.21.2 Said Noor Ali Mondal, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his wife, Aduri Bibi and his only son, Hafijaddin Mondal, as his only legal heir and heiress, who jointly and in diverse share inherited the right, title and interest of Late Noor Ali Mondal in the Property in L.R. Dag No. 889.
- 4.21.3 By virtue of a Deed of Sale dated 23rd November, 1981, registered in the Office of the Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 72, at Pages 292 to 295, being Deed No. 5227 for the year 1981, said (1) Hafijaddin Mondal and (2) Aduri Bibi sold, conveyed and transferred their right, title and interest in the Property in L.R. Dag No. 889 in favour of Ahad Ali Sekh.
- 4.21.4 Said Ahad Ali Sekh mutated his name in the records of the Block Land and Land Reforms Officer, Sonarpur, in L.R. Khatian No. 177.
- 4.21.5 By a Deed of Gift dated 28th August, 2008, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. I, CD Volume No. 24, at Pages 5159 to 5169, being Deed No. 8927 for the year 2008, said Ahad Ali Sekh gifted, granted and transferred his right, title and interest in the Property in L.R. Dag No. 889 to Selim Sekh.
- 4.21.6 Said Selim Sekh mutated his name in the records of the Block Land and Land Reforms Officer, Sonarpur, in L.R. Khatian No. 1131.
- 4.21.7 By a Deed of Conveyance dated 11th September, 2017, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2017, at Pages 130527 to 130558, being Deed No. 160404823 for the year 2017, said Selim Sekh as the Vendor sold,

conveyed and transferred the Property In L.R. Dag No. 889, to Fabulous Nirman Private Limited.

- 4.21.8 In the above mentioned events and circumstances said Fabulous Nirman Private Limited became the sole and absolute owner of the Property in L.R. Dag No. 889 and mutated its name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 889 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (in dec.)
1.	Fabulous Nirman Private Limited	889	1131 (in the name of Selim Sekh)	10
Total:				10

4.22 **Title of Property In L.R. Dag No. 797/1664:**

- 4.22.1 At all material times Mahat Molla was the sole and absolute owner of land measuring 5 (five) decimal, more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. Dag No. 797/1664, recorded under R.S. Khatian No. 204, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**First Property In L.R. Dag No. 797/1664**).
- 4.22.2 Said Mahat Molla, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his only son, Abdul Aziz Molla, as his only legal heir, who solely inherited the right, title and interest of Late Mahat Molla in the First Property In L.R. Dag No. 797/1664.
- 4.22.3 By a Deed of Settlement (Nirupan Patra) dated 8th December, 1982, registered in the Office of the Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 122, at Pages 182 to 193, being Deed No. 6071 for the year 1982, said Abdul Aziz Molla settled to transfer his right, title and interest in the First Property In L.R. Dag No. 797/1664 in favour of (1) Abdul Azam Molla, (2) Abdul Alam Molla and (3) Abdul Azad Molla upon the death of said Abdul Aziz Molla.
- 4.22.4 Said Abdul Aziz Molla died and thereafter, said (1) Abdul Azam Molla, (2) Abdul Alam Molla and (3) Abdul Azad Molla became the joint and absolute owners in respect of the First Property In 797/1664 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur, in L.R. Khatian Nos. 69/1, 59/1 and 73/1.
- 4.22.5 By a Deed of Conveyance dated 13th December, 2017, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2017, at Pages 177223 to 177259, being Deed No. 160406470 for the year 2017, said (1) Abdul Azam Molla, (2) Abdul Alam Molla and (3) Abdul Azad Molla as the Vendors sold, conveyed and transferred the First Property In L.R. Dag No. 797/1664, to Aadrika Distributors Private Limited.



- 4.22.6 At all material times Moyjaddin Molla was the sole and absolute owner of land measuring 5 (five) decimal, more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. Dag No. 797/1664, recorded under R.S. Khatian No. 204, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Second Property In L.R. Dag No. 797/1664**).
- 4.22.7 Said Moyjaddin Molla, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his wife, Saharjan Bibi, his 4 (four) sons, (1) Arsed Ali Molla alias Arsed Molla, (2) Abul Kasem Molla alias Kasem Ali Molla, (3) Ilyas Ali Molla alias Ilyas Molla and (4) Mansur Ali Molla and his 2 (two) daughters, namely, (1) Khatejaan Bibi and (2) Aalekjan Bibi alias Aalekjan Halder, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Moyjaddin Molla in the Second Property In L.R. Dag No. 797/1664.
- 4.22.8 Said (1) Saharjan Bibi, (2) Arsed Ali Molla alias Arsed Molla, (3) Abul Kasem Molla alias Kasem Ali Molla, (4) Ilyas Ali Molla alias Ilyas Molla, (5) Mansur Ali Molla, (6) Khatejaan Bibi and (7) Aalekjan Bibi alias Aalekjan Halder mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur, in L.R. Khatian Nos. 841, 128, 275, 215, 613, 291 and 135.
- 4.22.9 Said Saharjan Bibi, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind her surviving her 4 (four) sons, (1) Arsed Ali Molla alias Arsed Molla, (2) Abul Kasem Molla alias Kasem Ali Molla, (3) Ilyas Ali Molla alias Ilyas Molla and (4) Mansur Ali Molla and her 2 (two) daughters, namely, (1) Khatejaan Bibi and (2) Aalekjan Bibi alias Aalekjan Halder, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Saharjan Bibi in the Second Property In L.R. Dag No. 797/1664.
- 4.22.10 Said Abul Kasem Molla alias Kasem Ali Molla, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his wife, Jinnatan Molla, his 4 (four) sons, namely, (1) Abul Kalam Molla, (2) Abdul Kader Molla, (3) Abdul Kahar Molla and (4) Kutubuddin Molla and his 4 (four) daughters, namely, (1) Laily Sardar alias Sardar Laily Bibi, (2) Khaleda Gayen alias Khaleda Bibi, (3) Jasmina Khatun Sk. alias Jasmin Sekh alias Jasmin Sekh and (4) Yeasmin Bibi alias Yesmin Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Abul Kasem Molla alias Kasem Ali Molla in the Second Property In L.R. Dag No. 797/1664. Said Jinnatan Molla also died intestate leaving behind her surviving her aforesaid sons and daughters.
- 4.22.11 Said Arsed Ali Molla alias Arsed Molla, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his only son, Safiuddin Molla and his 5 (five) daughters, namely, (1) Rabeya Bibi,



(2) Abeda Molla alias Abeda Bibi, (3) Anowara Beowa alias Anowara Mandal alias Anowara Bibi, (4) Manoyara Bibi and (5) Fatema Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Arsed Ali Molla alias Arsed Molla in the Second Property In L.R. Dag No. 797/1664.

- 4.22.12 In the above mentioned circumstances said (1) Ilyas Ali Molla alias Ilyas Molla, (2) Aalekjan Bibi alias Aalekjan Halder, (3) Abul Kalam Molla, (4) Abdul Kader Molla, (5) Abdul Kahar Molla, (6) Kutubuddin Molla, (7) Laily Sardar alias Sardar Laily Bibi, (8) Khaleda Gayen alias Khaleda Bibi, (9) Jasmina Khatun Sk. alias Jasmin Sekh alias Jasmin Sekh, (10) Yeasmin Bibi alias Yesmin Bibi, (11) Safiuddin Molla, (12) Rabeya Bibi, (13) Abeda Molla, (14) Anowara Beowa alias Anowara Mandal, (15) Manoyara Bibi and (16) Fatema Bibi became the joint and absolute owners in respect of land measuring 3.5 (three point five) decimal, more or less, out of the Second Property In L.R. Dag No. 797/1664, said Mansur Ali Molla became the sole and absolute owner in respect of land measuring 1 (one) decimal, more or less, out of the Second Property In L.R. Dag No. 797/1664 and said Khatejaan Bibi became the sole and absolute owner in respect of land measuring 0.5 (zero point five) decimal, more or less, out of the Second Property In L.R. Dag No. 797/1664.
- 4.22.13 By a Deed of Conveyance dated 1st February, 2018, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, Volume No. 1604-2018, at Pages 17494 to 17551, being Deed No. 160400585 for the year 2018, said (1) Ilyas Ali Molla alias Ilyas Molla, (2) Aalekjan Bibi alias Aalekjan Halder, (3) Abul Kalam Molla, (4) Abdul Kader Molla, (5) Abdul Kahar Molla, (6) Kutubuddin Molla, (7) Laily Sardar alias Sardar Laily Bibi, (8) Khaleda Gayen alias Khaleda Bibi, (9) Jasmina Khatun Sk. alias Jasmin Sekh alias Jasmin Sekh, (10) Yeasmin Bibi alias Yesmin Bibi, (11) Safiuddin Molla, (12) Rabeya Bibi, (13) Abeda Molla, (14) Anowara Beowa alias Anowara Mandal, (15) Manoyara Bibi and (16) Fatema Bibi as the Vendors sold, conveyed and transferred land measuring 3.5 (three point five) decimal, more or less, out of the Second Property In L.R. Dag No. 797/1664, to Aadrika Distributors Private Limited.
- 4.22.14 By a Deed of Conveyance dated 7th March, 2018, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, Volume No. 1604-2018, at Pages 37807 to 37838, being Deed No. 160401308 for the year 2018, said Mansur Ali Molla as the Vendor sold, conveyed and transferred land measuring 1 (one) decimal, more or less, out of the Second Property In L.R. Dag No. 797/1664, to Aadrika Distributors Private Limited.
- 4.22.15 By a Deed of Sale dated 22nd February, 2018, registered in the Office of the Additional District Sub-Registrar, Sonarpur, recorded in Book No. 1, Volume No. 1608-2018, at Pages 20153 to 20173, being Deed No. 160800946 for the year 2018, said Khatejan Bibi as the Vendor sold, conveyed and transferred land measuring 0.5 (zero point five) decimal,



more or less, out of the Second Property In L.R. Dag No. 797/1664, to Abdul Kahar Molla.

- 4.22.16 By a Deed of Conveyance dated 15th May, 2018, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2018, at Pages 90334 to 90365, being Deed No. 160403005 for the year 2018, said Abdul Kahar Molla as the Vendor sold, conveyed and transferred land measuring 0.5 (zero point five) decimal, more or less, out of the Second Property In L.R. Dag No. 797/1664, to Aadrika Distributors Private Limited.
- 4.22.17 In the above mentioned events and circumstances said Aadrika Distributors Private Limited became the sole and absolute owner of the Property In L.R. Dag No. 797/1664 and mutated its name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 797/1664 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (in dec.)
1.	Aadrika Distributors Private Limited	797/1664	1522	10
			Total:	10

4.23 **Title of Property In L.R. Dag No. 713/1694:**

- 4.23.1 At all material times (1) Amir Ali Mandal, (2) Samir Ali Mandal, (3) Ombar Ali Mandal, (4) Akkas Ali Mandal, (5) Dulali Bibi and (6) Gulali Bibi were the joint and absolute owners of land measuring 11 (eleven) decimal, more or less, being the entirety of R.S./L.R. Dag No. 713/1694, Mouza Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas (**Property In L.R. Dag No. 713/1694**).
- 4.23.2 By a Deed of Sale dated 21st April, 1975, registered in the Office of the Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 24, being Deed No. 1631 for the year 1975, said Akkas Ali Mandal sold, conveyed and transferred land measuring 2 (two) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to Sabujan Bibi alias Sakujan Bibi alias Sabujan Mandal alias Sakujan Mandal.
- 4.23.3 Said (1) Amir Ali Mandal, (2) Samir Ali Mandal, (3) Ombar Ali Mandal, (4) Sabujan Bibi alias Sakujan Bibi alias Sabujan Mandal alias Sakujan Mandal, (5) Dulali Bibi and (6) Gulali Bibi mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur, South 24 Parganas, in L.R. Khatian Nos. 111, 893, 251, 824, 444 and 319, respectively.
- 4.23.4 By a Deed of Conveyance dated 22nd May, 2012, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, CD Volume No. 14, at Pages 2086 to 2101, being Deed No. 04203 for the year 2012,



said Sabujan Bibi alias Sakujan Bibi alias Sabujan Mandal alias Sakujan Mandal sold, conveyed and transferred the said land measuring 2 (two) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to (1) Rajat Foundation Private Limited, (2) Rosine Nirman Private Limited and (3) Dhansanchay Properties Private Limited. It is pertinent to mention here that the subject matter of land transferred vide the said Deed No. 04203 for the year 2012 is 2.2 (two point two) decimal, more or less, comprised in L.R. Dag No. 713/1694. However, in fact said Sabujan Bibi alias Sakujan Bibi alias Sabujan Mandal alias Sakujan Mandal was entitled to own 2 (two) decimal, more or less, comprised in L.R. Dag No. 713/1694 as per the said Deed of Sale being Deed No. 1631 for the year 1975. Therefore, it can be concluded that the actual sale that took effect vide the said Deed No. 04203 for the year 2012 is in respect of 2 (two) decimal, more or less, comprised in L.R. Dag No. 713/1694.

- 4.23.5 By a Deed of Conveyance dated 24th September, 2015, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2015, at Pages 79902 to 79930, being Deed No. 160407105 for the year 2015, said Dulali Bibi sold, conveyed and transferred land measuring 1.1 (one point one) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to Prosperous Infrastructure Private Limited.
- 4.23.6 Said Amir Ali Mandal, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his 4 (four) sons, namely, (1) Askar Ali Mandal, (2) Apcher Ali Mandal, (3) Sadek Ali Mandal and (4) Rajab Ali Mandal and his 2 (two) daughters, namely, (1) Sahaihanu Bibi alias Sahar Banu Bibi alias Sahari Bibi and (2) Hasina Mallick alias Hasna Banu Bibi (collectively **Legal Heirs Of Amir Ali**), as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Amir Ali Mandal in the Property In L.R. Dag No. 713/1694.
- 4.23.7 By a Deed of Conveyance dated 11th March, 2016, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2016, at Pages 46805 to 46841, being Deed No. 160401680 for the year 2016, said Legal Heirs Of Amir Ali sold, conveyed and transferred land measuring 1.1 (one point one) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to Settlement Realtors Private Limited.
- 4.23.8 By another Deed of Conveyance dated 11th March, 2016, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2016, at Pages 46842 to 46878, being Deed No. 160401681 for the year 2016, said Legal Heirs Of Amir Ali sold, conveyed and transferred land measuring 1.1 (one point one) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to Roxy Realtors Private Limited.
- 4.23.9 Said Samir Ali Mandal, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his wife, Rabeya



Mondal, his 3 (three) sons, namely, (1) Amed Mondal, (2) Afsar Mondal and (3) Abdul Rakib Mondal and his 5 (five) daughters, namely, (1) Shakila Beowa, (2) Sumita Bibi, (3) Najula Mondal, (4) Nurjahan Bibi Mondal and (5) Sajida Khatun (collectively **Legal Heirs Of Samir Ali**), as his only legal heirs and heiresses who jointly and in diverse share inherited the right, title and interest of Late Samir Ali Mandal in the Property In L.R. Dag No. 713/1694.

- 4.23.10 By a Deed of Conveyance dated 8th December, 2016, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2016, at Pages 198740 to 198789, being Deed No. 160407294 for the year 2016, said Legal Heirs Of Samir Ali sold, conveyed and transferred land measuring 1.1 (one point one) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to (1) Marvelous Buildcon Private Limited, (2) Remarkable Abasan Private Limited, (3) Richtouch Realestate Private Limited, (4) Siddhibhumi Housing Private Limited and (5) Skyspace Infrastructure Private Limited.
- 4.23.11 By another Deed of Conveyance dated 8th December, 2016, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2016, at Pages 198830 to 198888, being Deed No. 160407296 for the year 2016, said Legal Heirs Of Samir Ali sold, conveyed and transferred land measuring 1.1 (one point one) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to (1) Marvelous Buildcon Private Limited, (2) Remarkable Abasan Private Limited, (3) Richtouch Realestate Private Limited, (4) Siddhibhumi Housing Private Limited and (5) Skyspace Infrastructure Private Limited.
- 4.23.12 Said Ombar Ali Mandal, a Muslim governed by the Muslim Law of Inheritance died intestate leaving behind him surviving his 3 (three) sons, namely, (1) Asraf Ali Mondal, (2) Mosaraf Mondal and (3) Momtaz Mondal (collectively **Legal Heirs Of Ombar Ali**), as his only legal heirs and heiresses who jointly and in equal share inherited the right, title and interest of Late Ombar Ali Mandal in the Property In L.R. Dag No. 713/1694.
- 4.23.13 By a Deed of Conveyance dated 13th December, 2016, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2016, at Pages 200959 to 200997, being Deed No. 160407339 for the year 2016, said Legal Heirs Of Ombar Ali sold, conveyed and transferred land measuring 1.1 (one point one) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to (1) Marvelous Buildcon Private Limited, (2) Remarkable Abasan Private Limited, (3) Richtouch Realestate Private Limited, (4) Siddhibhumi Housing Private Limited and (5) Skyspace Infrastructure Private Limited.
- 4.23.14 By another Deed of Conveyance dated 13th December, 2016, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2016, at Pages 200998 to 201036, being Deed No. 160407340 for the year 2016, said Legal Heirs Of Ombar Ali sold, conveyed and transferred land measuring 1.1 (one point one) decimal,



more or less, out of the Property In L.R. Dag No. 713/1694 to (1) Marvelous Buildcon Private Limited, (2) Remarkable Abasan Private Limited, (3) Richtouch Realestate Private Limited, (4) Siddhibhumi Housing Private Limited and (5) Skyspace Infrastructure Private Limited.

- 4.23.15 By a Deed of Conveyance dated 22nd December, 2016, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2016, at Pages 206084 to 206121, being Deed No. 160407550 for the year 2016, said Gulali Bibi sold, conveyed and transferred land measuring 1.1 (one point one) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to (1) Marvelous Buildcon Private Limited, (2) Remarkable Abasan Private Limited, (3) Richtouch Realestate Private Limited, (4) Siddhibhumi Housing Private Limited and (5) Skyspace Infrastructure Private Limited.
- 4.23.16 By a Deed of Conveyance dated 14th June, 2017, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, Volume No. 1604-2017, at Pages 81863 to 81905, being Deed No. 160403020 for the year 2017, said Akkas Ali Mondal alias Akkas Mondal as First Vendor and Sabujan Bibi alias Sakujan Bibi alias Sabujan Mondal alias Sakujan Mondal as Second Vendor sold, conveyed and transferred land measuring 0.2 (zero point two) decimal, more or less, out of the Property In L.R. Dag No. 713/1694 to (1) Rajat Foundation Private Limited, (2) Rosine Nirman Private Limited and (3) Dhansanchay Properties Private Limited.
- 4.23.17 In the above mentioned events and circumstances said (1) Rajat Foundation Private Limited, (2) Rosine Nirman LLP (formerly known as Rosine Nirman Private Limited), (3) Dhansanchay Properties LLP (formerly known as Dhansanchay Properties Private Limited), (4) Prosperous Infrastructure LLP (formerly known as Prosperous Infrastructure Private Limited), (5) Settlement Realtors Private Limited, (6) Roxy Realtors Private Limited, (7) Marvelous Buildcon LLP (formerly known as Marvelous Buildcon Private Limited), (8) Remarkable Abasan Private Limited, (9) Richtouch Realestate Private Limited, (10) Siddhibhumi Housing Private Limited and (11) Skyspace Infrastructure Private Limited became the joint and absolute owners in respect of the Property In L.R. Dag No. 713/1694 and mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur. The ownership of the said Property In L.R. Dag No. 713/1694 is tabulated in the chart below:

Sl.	Owner	L.R. Dag No.	Recorded L.R. Khatian	Area (in dec.)
1.	Rajat Foundation Private Limited	713/1694	1447	0.74
2.	Rosine Nirman Private Limited (presently known as Rosine Nirman LLP)	713/1694	1446	0.73
3.	Dhansanchay Properties Private Limited (presently known as Dhansanchay Properties LLP)	713/1694	1445	0.73



4.	Prosperous Infrastructure Private Limited (presently known as Prosperous Infrastructure LLP)	713/1694	1468	1.10
5.	Settlement Realtors Private Limited	713/1694	1449	1.10
6.	Roxy Realtors Private Limited	713/1694	1448	1.10
7.	Marvelous Buildcon Private Limited (presently known as Marvelous Buildcon LLP)	713/1694	1432	1.10
8.	Remarkable Abasan Private Limited	713/1694	1437	1.10
9.	Richtouch Realestate Private Limited	713/1694	1435	1.10
10.	Siddhibhumi Housing Private Limited	713/1694	1443	1.10
11.	Skyspace Infrastructure Private Limited	713/1694	1444	1.10
Total:				11

- 4.24 In the above-mentioned circumstances, the Owners have become the joint and absolute owners in respect of the Said Property.
- 4.25 Said Rajat Foundation Private Limited, Rosine Nirman LLP (formerly known as Rosine Nirman Private Limited), Dhansanchay Properties LLP (formerly known as Dhansanchay Properties Private Limited), Prosperous Infrastructure LLP (formerly known as Prosperous Infrastructure Private Limited), Roxy Realtors Private Limited, Marvelous Buildcon LLP (formerly known as Marvelous Buildcon Private Limited), Remarkable Abasan Private Limited, Richtouch Realestate Private Limited, Siddhibhumi Housing Private Limited and Skyspace Infrastructure Private Limited converted the character of land collectively measuring 80.1 (eighty point one) decimal, more or less, out of the Property In L.R. Dag No. 721, Property In L.R. Dag No. 725, Property In L.R. Dag No. 809, Property In L.R. Dag No. 810 and Property In L.R. Dag No. 713/1694 from Shali and Danga to Bastu vide various Conversion Certificates all dated 23rd August, 2018, bearing Case Nos. 555/18, 554/18, 553/18, 552/18, 551/18, 549/18, 548/18, 547/18, 546/18 and 545/18 issued by the Office of the Block Land and Land Reforms Officer, Sonarpur. However, the conversion of the said L.R. Dag Nos. 721, 725, 809, 810 and 713/1694 have not been reflected yet in the Record of Rights.
- 4.26 Said Fennel Infracon Private Limited converted the character of land collectively measuring 10.67 (ten point six seven) decimal, more or less, out of the Property In L.R. Dag No. 731 from Shali to Bastu vide Conversion Certificates all dated 23rd August, 2018, bearing Case No. 550/18, issued by the Office of the Block Land and Land Reforms Officer, Sonarpur. However, the conversion of the said L.R. Dag No. 731 has not been reflected yet in the Record of Rights.
- 4.27 Said Rajat Projects Private Limited, Aqualina Properties LLP (formerly known as Aqualina Properties Private Limited), Gajgamini Realcon LLP (formerly known as Gajgamini Realcon Private Limited), Lovedeal Nirman LLP (formerly known as Lovedeal Nirman Private Limited), Mangalbarsha Properties LLP (formerly known as Mangalbarsha Properties Private



Limited), Rosette Properties Private Limited, Sapnasuraha Nirman Private Limited, Subhkamana Developers Private Limited, Sukalyan Properties Private Limited, Touchwin Properties LLP (formerly known as Touchwin Properties Private Limited), Alokbarsha Properties Private Limited, Jagran Properties Private Limited, Magnetictouch Properties Private Limited, Rudramala Realty Private Limited and Quickgrow Properties LLP (formerly known as Quickgrow Properties Private Limited) converted the character of the Property In L.R. Dag No. 807 from Danga to Housing Complex vide various Conversion Certificates all dated 28th May, 2018, bearing Case Nos. CN/2018/1615/32, CN/2018/1615/24, CN/2018/1615/23, CN/2018/1615/25, CN/2018/1615/28, CN/2018/1615/30, CN/2018/1615/35, CN/2018/1615/31, CN/2018/1615/33, CN/2018/1615/34, CN/2018/1615/37, CN/2018/1615/38, CN/2018/1615/39, CN/2018/1615/26 and CN/2018/1615/22 issued by the Office of the District Land and Land Reforms Officer, South 24 Parganas. However, the conversion of the said L.R. Dag No. 807 has not been reflected yet in the Record of Rights.

- 4.28 Said Rajat Foundation Private Limited, Aqualina Properties LLP (formerly known as Aqualina Properties Private Limited), Gajgamini Realcon LLP (formerly known as Gajgamini Realcon Private Limited), Lovedeal Nirman LLP (formerly known as Lovedeal Nirman Private Limited), Mangalbarsha Properties LLP (formerly known as Mangalbarsha Properties Private Limited), Rosette Properties Private Limited, Sapnasuraha Nirman Private Limited, Subhkamana Developers Private Limited, Sukalyan Properties Private Limited, Touchwin Properties LLP (formerly known as Touchwin Properties Private Limited), Alokbarsha Properties Private Limited, Jagran Properties Private Limited, Magnetictouch Properties Private Limited, Rudramala Realty Private Limited and Quickgrow Properties LLP (formerly known as Quickgrow Properties Private Limited) converted the character of the Property In L.R. Dag No. 808 from Danga to Housing Complex vide various Conversion Certificates all dated 28th May, 2018, bearing Case Nos. CN/2018/1615/27, CN/2018/1615/24, CN/2018/1615/23, CN/2018/1615/25, CN/2018/1615/28, CN/2018/1615/30, CN/2018/1615/35, CN/2018/1615/31, CN/2018/1615/33, CN/2018/1615/34, CN/2018/1615/37, CN/2018/1615/38, CN/2018/1615/39, CN/2018/1615/26 and CN/2018/1615/22 issued by the Office of the District Land and Land Reforms Officer, South 24 Parganas. However, the conversion of the said L.R. Dag No. 808 has not been reflected yet in the Record of Rights.

- 4.29 Said Rajat Foundation Private Limited, Aqualina Properties LLP (formerly known as Aqualina Properties Private Limited), Gajgamini Realcon LLP (formerly known as Gajgamini Realcon Private Limited), Lovedeal Nirman LLP (formerly known as Lovedeal Nirman Private Limited), Mangalbarsha Properties LLP (formerly known as Mangalbarsha Properties Private Limited), Rosette Properties Private Limited, Sapnasuraha Nirman Private Limited, Subhkamana Developers Private Limited, Sukalyan Properties Private Limited, Touchwin Properties LLP (formerly known as Touchwin Properties Private Limited), Alokbarsha Properties Private Limited, Jagran Properties Private Limited, Magnetictouch Properties Private Limited,



Rudramala Realty Private Limited and Quickgrow Properties LLP (formerly known as Quickgrow Properties Private Limited) converted the character of the Property In L.R. Dag No. 812 from Sali to Housing Complex vide various Conversion Certificates all dated 28th May, 2018, bearing Case Nos. CN/2018/1615/27, CN/2018/1615/24, CN/2018/1615/23, CN/2018/1615/25, CN/2018/1615/29, CN/2018/1615/30, CN/2018/1615/36, CN/2018/1615/31, CN/2018/1615/33, CN/2018/1615/34, CN/2018/1615/37, CN/2018/1615/38, CN/2018/1615/39, CN/2018/1615/26 and CN/2018/1615/22 issued by the Office of the District Land and Land Reforms Officer, South 24 Parganas. However, the conversion of the said L.R. Dag No. 812 has not been reflected yet in the Record of Rights.

- 4.30 Said Ebony Buildcon LLP (formerly known as Ebony Buildcon Private Limited), Ebony Tower Private Limited, Ebony Enclave Private Limited, Ebony Complex LLP (formerly known as Ebony Complex Private Limited), Ebony Developers Private Limited and Eligible Devcon Private Limited converted the character of the Property In L.R. Dag No. 821 and Property In L.R. Dag No. 822 from Danga to Commercial Complex/Bastu vide various Conversion Certificates all dated 14th February, 2013, bearing Case Nos. 41/32/Con/BL-SNP/13, 41/35/Con/BL-SNP/13, 41/40/Con/BL-SNP/13, 41/33/Con/BL-SNP/13, 41/38/Con/BL-SNP/13 and 41/34/Con/BL-SNP/13, issued by the Office of the Block Land and Land Reforms Officer, Sonarpur. However, the conversion of the said L.R. Dag Nos. 821 and 822 have not been reflected yet in the Record of Rights.
- 4.31 Said (1) Interface Developers Private Limited, (2) Imagine Infraprojects LLP (formerly known as Imagine Infraprojects Private Limited) and (3) Wonder Realestate Private Limited converted the character of the Property In L.R. Dag No. 829 from Bagan to Commercial Complex/Bastu vide various Conversion Certificates all dated 14th February, 2013, bearing Case Nos. 41/37/Con/BL-SNP/13, 41/39/Con/BL-SNP/13 and 41/36/Con/BL-SNP/13, issued by the Office of the Block Land and Land Reforms Officer, Sonarpur. However, the conversion of the said L.R. Dag No. 829 has not been reflected yet in the Record of Rights.
- 4.32 Out of the Said Owners said (1) Ebony Buildcon LLP (formerly known as Ebony Buildcon Private Limited), (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex LLP (formerly known as Ebony Complex Private Limited), (5) Ebony Developers Private Limited, (6) Eligible Devcon Private Limited, (7) Interface Developers Private Limited, (8) Imagine Infraprojects LLP (formerly known as Imagine Infraprojects Private Limited), (9) Wonder Realestate Private Limited, (10) Rajat Projects Private Limited, (11) Aqualina Properties LLP (formerly known as Aqualina Properties Private Limited), (12) Gajgamani Realcon LLP (formerly known as Gajgamani Realcon Private Limited), (13) Lovedeal Nirman LLP (formerly known as Lovedeal Nirman Private Limited), (14) Mangalbarsha Properties LLP (formerly known as Mangalbarsha Properties Private Limited), (15) Rosette Properties Private Limited, (16) Sapnasuraha Nirman Private Limited, (17) Subhkamana Developers



Private Limited, (18) Sukalyan Properties Private Limited, (19) Touchwin Properties LLP (formerly known as Touchwin Properties Private Limited), (20) Alokbarsha Properties Private Limited, (21) Jagran Properties Private Limited, (22) Magnetictouch Properties Private Limited, (23) Rudramala Realty Private Limited, (24) Quickgrow Properties LLP (formerly known as Quickgrow Properties Private Limited), (25) Rajat Foundation Private Limited, (26) Shivrahi Abasan Private Limited, (27) Subhlife Real Estate Private Limited, (28) Swarnachura Properties Private Limited, (29) Ultrafocus Properties Private Limited, (30) Astonishing Developers Private Limited, (31) Attractive Housing Private Limited, (32) Enjoyment Projects Private Limited, (33) Greenhigh Realcon Private Limited, (34) Greenimage Realty Private Limited, (35) Pleasure Tower Private Limited, (36) Admirable Tower Private Limited, (37) Impressive Nirman Private Limited, (38) Dazzling Enclave Private Limited, (39) Rosine Nirman LLP (formerly known as Rosine Nirman Private Limited) and (40) Dhansanchay Properties LLP (formerly known as Dhansanchay Properties Private Limited) granted a Development Power of Attorney dated 24th August, 2015, registered in the Office of the District Sub-Registrar-IV, Alipore, South 24 Parganas, recorded in Book No. I, Volume No. 1604-2015, at Pages 66487 to 66564, being No. 160406454 for the year 2015, in favour of Rajat Fiscal Services Private Limited in respect of land measuring 414 (four hundred and fourteen) decimal, more or less, being a portion of inter alia the Said Property.

- 4.33 Subsequently, the Said Ownres, being (1) Ebony Buildcon LLP (formerly known as Ebony Buildcon Private Limited), (2) Ebony Tower Private Limited, (3) Ebony Enclave Private Limited, (4) Ebony Complex LLP (formerly known as Ebony Complex Private Limited), (5) Ebony Developers Private Limited, (6) Eligible Devcon Private Limited, (7) Interface Developers Private Limited, (8) Imagine Infraprojects LLP (formerly known as Imagine Infraprojects Private Limited), (9) Wonder Realestate Private Limited, (10) Rajat Projects Private Limited, (11) Aqualina Properties LLP (formerly known as Aqualina Properties Private Limited), (12) Gajgamani Realcon LLP (formerly known as Gajgamani Realcon Private Limited), (13) Lovedeal Nirman LLP (formerly known as Lovedeal Nirman Private Limited), (14) Mangalbarsha Properties LLP (formerly known as Mangalbarsha Properties Private Limited), (15) Rosette Properties Private Limited, (16) Sapanasuraha Nirman Private Limited, (17) Subhkamana Developers Private Limited, (18) Sukalyan Properties Private Limited, (19) Touchwin Properties LLP (formerly known as Touchwin Properties Private Limited), (20) Alokbarsha Properties Private Limited, (21) Jagran Properties Private Limited, (22) Magnetictouch Properties Private Limited, (23) Rudramala Realty Private Limited, (24) Quickgrow Properties LLP (formerly known as Quickgrow Properties Private Limited), (25) Rajat Foundation Private Limited, (26) Shivrahi Abasan Private Limited, (27) Subhlife Real Estate Private Limited, (28) Swarnachura Properties Private Limited, (29) Ultrafocus Properties Private Limited, (30) Astonishing Developers Private Limited, (31) Attractive Housing Private Limited, (32) Enjoyment Projects Private Limited, (33) Greenhigh Realcon Private Limited, (34) Greenimage Realty Private Limited, (35) Pleasure Tower Private Limited, (36) Dhiman Realtors Private Limited, (37) Fennel



Infracon Private Limited, (38) Fancy Infracon Private Limited, (39) Rosine Nirman LLP (formerly known as Rosine Nirman Private Limited), (40) Dhansanchay Properties LLP (formerly known as Dhansanchay Properties Private Limited), (41) Prosperous Infrastructure LLP (formerly known as Prosperous Infrastructure Private Limited), (42) Settlement Realtors Private Limited, (43) Roxy Realtors Private Limited, (44) Marvelous Buildcon LLP (formerly known as Marvelous Buildcon Private Limited), (45) Remarkable Abasan Private Limited, (46) Richtouch Realestate Private Limited, (47) Siddhibhumi Housing Private Limited, (48) Skyspace Infrastructure Private Limited, (49) Exceptional Properties LLP (formerly known as Exceptional Properties Private Limited), (50) Petunia Commotrade Private Limited, (51) Aadrika Commercial Private Limited, (52) Fabulous Nirman Private Limited, (53) Aadrika Distributors Private Limited, (54) Durvish Shoppers Private Limited, (55) Rajat Blisscity Infrastructure Private Limited, (56) Dayaswarup Commodal Private Limited, (57) Ultrashine Realestate Private Limited and (58) Quickgrow Housing Private Limited have jointly granted a new Joint Development Agreement dated 28th May, 2019, registered in the Office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. 1, Volume No. 1904-2019, at Pages 260272 to 260470, being No. 190405574 for the year 2019, in favour of Arizuma Projects LLP in respect of the Said Property.

5. **Conclusion:**

- 5.1 The searches undertaken by us have not disclosed any encumbrances affecting the Said Property as per the records available.
- 5.2 We would however mention that Mr. Ranjit Chakraborty being an outsourced searcher has performed the Land Acquisition Search as per the records available in the concerned Land Acquisition Department and his report is annexed herewith as **Annexure D**. However, we have perused the photocopies of (1) RTI Reply being Memo No. LA 3818/ Ptn. No. 3093/P/SNP-16, dated 06/01/2017, (2) RTI Reply being Memo No. LA 3819/ Ptn. No. 3094/P/SNP-16, dated 06/01/2016, (3) RTI Reply being Memo No. LA 3820/ Ptn. No. 3095/P/SNP-16, dated 06/01/2016, (4) RTI Reply being Memo No. LA 3823/ Ptn. No. 3200/P/SNP-16, dated 06/01/2017, (5) RTI Reply being Memo No. LA 3826/ Ptn. No. 3338/P/SNP-16, dated 06/01/2017, (6) RTI Reply being Memo No. LA 3890/ Ptn. No. 4024/P/SNP-16, dated 09/01/2016, (7) RTI Reply being Memo No. LA 3891/ Ptn. No. 4025/P/SNP-16, dated 09/01/2016, (8) RTI Reply being Memo No. LA 799/ Ptn. No. 286/P/SNP-17, dated 11/05/2017, (9) RTI Reply being Memo No. LA 800/ Ptn. No. 287/P/SNP-17, dated 11/05/2017, (10) RTI Reply being Memo No. LA 801/ Ptn. No. 288/P/SNP-17, dated 11/05/2017, submitted before us by our Client and according to the said Replies the Said Property has not been affected by any acquisition or requisition by the Land Acquisition Department as on the date of the said replies.
- 5.3 We would however mention that Mr. Ranjit Chakraborty being an outsourced searcher has performed the Urban Land Ceiling Search as



per the records available in the concerned Competent Authority [under Urban Land (Ceiling & Regulation) Act, 1976], South 24 Parganas and his report is annexed herewith as **Annexure E**. However, we have perused the photocopies of (1) RTI Reply being Memo No. 811/ULC/Alip/2017, dated 15/05/2017, (2) RTI Reply being Memo No. 812/ULC/Alip/2017, dated 15/05/2017, (3) RTI Reply being Memo No. 6840/ULC, dated 28/11/2016, (4) RTI Reply being Memo No. 6788/ULC, dated 15/11/2016 and (5) RTI Reply being Memo No. 6789/ULC, dated 15/11/2016, submitted before us by our Client and according to the said Replies the Said Property has not been vested under the Urban Land (Ceiling & Regulation) Act, 1976 as on the date of the said replies.

5.4 Please take note of the observation and advice in respect of the Said Property. They are:

- We have observed that one Development Power of Attorney being No. 160406454 for the year 2015 in respect of a portion of the Said Property have been executed by the respective land owners of the said portion of the Said Property in favour of one Rajat Fiscal Services Private Limited. Subsequently, the Owners of the Said Property have collectively executed another Development Agreement in respect of the Said Property in favour of Arizuma Projects LLP vide a Joint Development Agreement being No. 190405574 for the year 2019. In this regard we will suggest our Client to execute a registered cancellation of the previous Development Power of Attorney being No. 160406454 for the 2015 at the earliest to avoid any future complication.
- (1) Property In L.R. Dag No. 797 being land measuring 14 (fourteen) decimal and (2) Property In L.R. Dag No. 799 being land measuring 57 (fifty seven) decimal are effected by sec. 14U of the Land Reforms Act, 1955. However, our Client has represented us that the said section has been incorporated erroneously in the ROR. Therefore, it is advisable to apply before the competent authority and remove the applicability of the said section otherwise obtain due permission from the competent authority to transfer the said land as required under the provision of Law. Meanwhile, the owners of the concerned property shall swear an Affidavit before the Ld. Judicial Magistrate (1st Class) in this regard and shall declare therein that said owners shall take necessary steps for removal of the said inappropriate remarks in the records of the Land Reforms Department.
- We have observed that R.S./L.R. Dag Nos. 823 and 824 are classified as "Doba" (Small Tank) which should be kept as water bodies or as may be directed by the concerned Land Reforms Department.
- We have found an entry of Mortgage Deed in the registration office searching being Deed No. 160804505/2009, registered in ADSR, Sonarpore, regarding R.S. Dag No. 800, executed by Selim Sekh alias Salim Saikh, son of Ahad Ali Sekh alias Saikh Ahad in favour of The Indian Co-Operative Bank Limited for a loan of Rs. 50,000/- (Rupees fifty thousand). However, our Client has submitted a No Dues Certificate

dated 11th March, 2019, issued by The Indian Co-Operative Bank Limited and according to the said NOC said Selim Sekh alias Salim Saikh, son of Ahad Ali Sekh alias Saikh Ahad has repaid the entire loan amount of Rs. 50,000/- (Rupees fifty thousand) on 9th December, 2011 and The Indian Co-Operative Bank Limited has no dues against the said loan. In this regard it is pertinent to mention that it is a general practice of the Co-Operative Banks not to execute registered Deed of Release but to issue No Dues Certificate on repayment of the loan amount to the Bank. Therefore, registered Deed of Release in respect of the said Deed of Mortgage is not insisted upon.

✓ We have found another entry of Mortgage Deed in the registration office searching being Deed No. 160807947/2011, registered in ADSR, Sonarpore, regarding R.S. Dag No. 889, executed by Selim Sekh alias Salim Saikh, son of Ahad Ali Sekh alias Saikh Ahad in favour of The Indian Co-Operative Bank Limited for a loan of Rs. 1,50,000/- (Rupees one lakh fifty thousand). However, our Client has submitted a No Dues Certificate dated 30th January, 2013, issued by The Indian Co-Operative Bank Limited and according to the said NOC said Selim Sekh alias Salim Saikh, son of Ahad Ali Sekh alias Saikh Ahad has repaid the entire loan amount of Rs. 1,50,000/- (Rupees one lakh fifty thousand) on 29th January, 2013 and The Indian Co-Operative Bank Limited has no dues against the said loan. In this regard it is pertinent to mention that it is a general practice of the Co-Operative Banks not to execute registered Deed of Release but to issue No Dues Certificate on repayment of the loan amount to the Bank. Therefore, registered Deed of Release in respect of the said Deed of Mortgage is not insisted upon.

✓ We have found another entry of Mortgage Deed in the registration office searching being Deed No. 160802095/2012, registered in ADSR, Sonarpore, regarding R.S. Dag No. 800, executed by Ahad Ali Sekh alias Saikh Ahad, son of Late Golam Rabbani Sekh in favour of The Indian Co-Operative Bank Limited for a loan of Rs. 1,00,000/- (Rupees one lakh). However, our Client has submitted a No Dues Certificate dated 11th March, 2019, issued by The Indian Co-Operative Bank Limited and according to the said NOC said Ahad Ali Sekh alias Saikh Ahad, son of Late Golam Rabbani Sekh has repaid the entire loan amount of Rs. 1,00,000/- (Rupees one lakh) on 17th May, 2017 and The Indian Co-Operative Bank Limited has no dues against the said loan. In this regard it is pertinent to mention that it is a general practice of the Co-Operative Banks not to execute registered Deed of Release but to issue No Dues Certificate on repayment of the loan amount to the Bank. Therefore, registered Deed of Release in respect of the said Deed of Mortgage is not insisted upon.

✓ We have not received the Khatian No. 218 in respect of the Property In L.R. Dag No. 807 and Purchased Property Of Hamid In L.R. Dag No. 817. Therefore, we have relied upon the recital of subsequent Deeds of Transfer for ascertaining the contents of the said document.



- ✓ We have not received the Memorandum of Understanding dated 14th February, 2012 in respect of the Property In L.R. Dag No. 829 for our perusal. Therefore, we have relied upon the recital of subsequent Deed/s of Sale for ascertaining the contents of the said document.
- ✓ We have not received the Farayaznama of Late Paran Mallick and Late Natipan Bewa alias Natipan Mallik. Therefore, we have relied upon the recital of respective subsequent Deeds of Transfer for ascertaining the contents of the said document.
- ✓ We have not received the Death Certificate, Legal Heir Certificate and Farayaznama of Late Lakhi Bibi, Late Mohammad Jalaluddin Sheikh and Late Noor Ali Mondal. Therefore, we have relied upon the recital of respective subsequent Deeds of Transfer for ascertaining the contents of the said document.
- ✓ We have not received the Death Certificate of Abdul Aziz Molla in respect of the First Property In 797/1664 for our perusal. However, as per our Client's representation we can understand that said Abdul Aziz Molla died long ago and thereafter, said (1) Abdul Azam Molla, (2) Abdul Alam Molla and (3) Abdul Azad Molla became the joint and absolute owners in respect of the First Property In 797/1664 as per the Deed of Settlement (Nirupan Patra) dated 8th December, 1982, as it is mentioned in the Devolution of Title above and thereafter, said (1) Abdul Azam Molla, (2) Abdul Alam Molla and (3) Abdul Azad Molla sold the said First Property In 797/1664 in favour of the present owner, being Aadrika Distributors Private Limited. Subsequently, said Aadrika Distributors Private Limited has mutated its name in the records of the Block Land and Land Reforms Officer, Sonarpur, recorded under L.R. Khatian No. 1522. Therefore, no further compliance has been sought for in this regard.
- ✓ We have not received the Death Certificate of Phani Khan alias Phaniruddin Khan in respect of the Property In L.R. Dag No. 815 for our perusal. However, as per the subsequent Title Deeds we can understand that said Phani Khan alias Phaniruddin Khan died on 19th June, 1994 and thereafter, said Abu Hossain Khan alias Abu Hossain Kha, Safia Bibi, Sahida Bibi, Jahida Bibi alias Jaheda Laskar and Aktar Ali Khan became the joint and absolute owners in respect of the Property In L.R. Dag No. 815 as per the Deeds of Settlement dated 8th November, 1993, as it is mentioned in the Devolution of Title above and thereafter, said Abu Hossain Khan alias Abu Hossain Kha, Safia Bibi, Sahida Bibi, legal heirs of Jahida Bibi alias Jaheda Laskar and legal heirs of Aktar Ali Khan sold the said Property In L.R. Dag No. 815 in favour of the present owners, i.e. (1) Shivrashi Abasan Private Limited, (2) Subhlife Real Estate Private Limited, (3) Swarnachura Properties Private Limited and (4) Ultrafocus Properties Private Limited. Subsequently, said present owners have mutated their name in the records of the Block Land and Land Reforms Officer, Sonarpur, recorded under L.R. Khatian Nos. 1439, 1436, 1434 and 1433. Therefore, no further compliance has been sought for in this regard.



Y In the Recital portion of Deed of Conveyances registered in DSR-IV, Alipore, being Deed Nos. 04199/2014, 04202/2014, 04196/2014, 04197/2014, 04203/2014, 04204/2014, 04182/2014, 04184/2014, 04187/2014, 04194/2014, 04195/2014, 04198/2014, 04185/2014, 04186/2014, 04188/2014, 04189/2014, 04190/2014, 04191/2014, 04193/2014 and 04192/2014, within the paragraph regarding the intestate demise of Hamid Ali Molla the words "**three daughters**" has been erroneously mentioned instead and in place of "**two daughters**". A Deed of Declaration before the Notary Public shall be sworn by the respective owners in this regard.

Y In the Recital portion of Deed of Conveyance registered in ARA-I, Kolkata, being Deed No. 03327/2012, one '**Deed No. 1598 for the 1995**' has been wrongfully mentioned as '**Deed No. 1958 for the year 1995**'. A Deed of Declaration before the Notary Public shall be sworn by the respective owners in this regard.

Y In the Deed of Conveyances registered in DSR-IV, Alipore, being Deed Nos. 04199/2014, 04202/2014, 04196/2014, 04197/2014, 04203/2014, 04204/2014, 04182/2014, 04184/2014, 04187/2014, 04194/2014, 04195/2014, 04198/2014, 04185/2014, 04186/2014, 04188/2014, 04189/2014, 04190/2014, 04191/2014, 04193/2014 and 04192/2014, one L.R. Khatian No. 112 has been wrongfully mentioned as 160. Although, the present owners have mutated their name in the records of the Block Land and Land Reforms Officer as mentioned in the Devolution of Title hereinabove. A Deed of Declaration before the Notary Public shall be sworn by the respective owners in this regard.

Y In the Recital portion of Deed of Conveyance dated 11th April, 2012, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, CD Volume No. 7, at Pages 8785 to 8807, being Deed No. 03334 for the year 2012 in respect of Property In L.R. Dag No. 823, the date of Memorandum of Agreement is erroneously mentioned as 6th April, 2012 instead and in place of 14th February, 2012. A Deed of Declaration before the Notary Public shall be sworn by the respective owners in this regard.

Y We can understand that by virtue of an Oral Gift dated 12th December, 1987, Momena Bibi gifted, granted and transferred her right, title and interest in the Property In L.R. Dag No. 807 to Mannan Molla, Hannan Molla, Jaynal Molla, Aynal Molla and Ashmat Molla in presence of all family members and others including Begam Bibi alias Begam Molla and Sahida Bibi and thereafter, the present owners have purchased the subject properties from the said erstwhile owners or their legal heirs as mentioned in the Devolution of Title hereinabove in paragraph no. 4.9 and the respective sub-paragraphs written thereunder.

In this regard we discourse that oral gift in respect of property belonging to a Muslim in presence of witnesses is valid in Law subject to delivery of the possession thereof and further the present owners have also mutated their names in the records of the Block Land and Land Reforms



Department and as per our Client's representation the present owners are in peaceful possession of the said property in question. In the aforesaid circumstances we opine that no further compliance is required in this regard.

- > We have observed that one Suhana Khatun was a minor at the time of selling her right, title and interest in the Third Portion Of Property In L.R. Dag No. 815, which was inherited by her from her father, Aktar Ali Khan alias Aktar Hossain Khan. The said share of Suhana Khatun was sold by her mother, Parveen Khan without obtaining prior court permission vide a Deed of Conveyance dated 9th July, 2014, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. 1, CD Volume No. 30, at Pages 1833 to 1863, being Deed No. 05309 for the year 2014. It is pertinent to mention that as per the Birth Certificate of Suhana Khatun provided to us, she was born on 16th March, 2005 and therefore, she is still a minor.

In view of the above we have excluded the share of Suhana Khatun in the Third Portion Of Property In L.R. Dag No. 815 being land measuring 0.4375 (zero point four three seven five) decimal, more or less out of the project area being the Said Property and shall further suggest our Client to execute a Boundary Declaration by all the Owners excluding the said share of said Suhana Khatun from the project area.

- 5.5 **Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property.

6. **Disclaimer:**

- 6.1 This Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.

- 6.2 This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Property and is not meant for any other purpose or purposes whatsoever.

- 6.3 This Title Report shall not be used or utilized as indemnification of title of the Said Property and/or for any other purpose other than the objective mentioned hereinabove.

- 6.4 We would further mention that the searches undertaken by us relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.

- 6.5 Some of the searches done were incomplete due to non-availability of records as mentioned in the **Annexures** hereto.



**Schedule
(Said Property)**

Land measuring 560.7625 (five hundred and sixty point seven six two five) decimal [equivalent to 339.26 (three hundred and thirty nine point two six) cottah], more or less, comprised in R.S./L.R. *Dag* Nos. 725, 728 (P), 729, 731, 733, 797, 799, 800, 807, 808, 809, 810, 811 (P), 812, 815, 821, 822, 823 (P), 824, 829 (P), 889, 797/1664 and 713/1694, *Mouza* Bade Hugali, J.L. No. 80, Police Station Sonarpur, within Poleghat Gram Panchayet, Sub-Registration District Sonarpur, District South 24 Parganas and the Said Property is detailed in the Chart below:

R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Area (in Decimal)	Converted to Bastu/ Housing Complex
725	1447, 1446, 1445, 1468, 1449, 1448, 1432, 1437, 1435, 1443 & 1444	23.0000	20.7
728	205 & 464	10.0000	Nil
729	382, 407, 673, 693, 695 & 703	14.0000	Nil
731	1462, 1463 & 1456	32.0000	10.67
733	382, 407, 693 & 703	17.0000	Nil
797	1457, 1459, 1458, 1441, 1460 & 1440	14.0000	Nil
799	1457, 1459, 1458, 1441, 1460 & 1440	57.0000	Nil
800	1543, 1544, 1537, 1538, 1541, 1542, 1545, 1546, 1539 & 1540	36.0000	Nil
807	1270, 1281, 1274, 1275, 1278, 1271, 1273, 1283, 1277, 1282, 1276, 1280, 1279, 1284 & 1269	17.0000	17.00
808	1272, 1281, 1274, 1275, 1278, 1271, 1273, 1283, 1277, 1282, 1276, 1280, 1279, 1284 & 1269	31.0000	31.00
809	1447, 1446, 1445, 1468, 1449, 1448, 1432, 1437, 1435, 1443 & 1444	34.0000	30.6
810	1447, 1446, 1445, 1468, 1449, 1448, 1432, 1437, 1435, 1443 & 1444	12.0000	10.8
811	1270, 1281, 1274, 1275, 1278, 1271, 1273, 1283, 1277, 1282, 1276, 1280, 1279, 1284 & 1269	52.0000	Nil
812	1272, 1281, 1274, 1275, 1278, 1271, 1273, 1283, 1277, 1282, 1276, 1280, 1279, 1284 & 1269	53.0000	53.00
815	1439, 1436, 1434 & 1433	43.5625	Nil
821	1168, 1171, 1170, 1169, 1167 & 1160	34.0000	34.00



822	1168, 1171, 1170, 1169, 1167 & 1160	16.0000	16.00
823	1168, 1171, 1170, 1169, 1167 & 1160	4.7500	Nil
824	1168, 1171, 1170, 1169, 1167 & 1160	3.0000	Nil
829	1156, 1155 & 1154	26.4500	26.45
889	1131	10.0000	Nil
797/1664	1522	10.0000	Nil
713/1694	1447, 1446, 1445, 1468, 1449, 1448, 1432, 1437, 1435, 1443 & 1444	11.0000	9.9
Total:		560.7625	260.12

Date: 3rd August, 2019

Place: Kolkata

For **Supriyo Basu & Associates**

Advocate



**Annexure A
(Document Produced)**

Sl. No.	Nature, Date and Registration Particulars of Documents	Parties/In Respect of/ In the name of	Purport of the document	Status
A1	R.S. Parcha	Fani Mondal	R.S. Khatian No. 63	Photocopy
A2	Legal Heir Certificate dated 6 th March, 2017, issued by the Poleghat Gram Panchayet	Late Fani Mandal	Certifying the legal heirs of Fani Mandal	Photocopy
A3	Farayaznama dated 19 th March 2017, issued by Mufti Md. Shahjamal Quasemi	Late Fani Mandal	Certifying the legal heirs of Fani Mandal and their respective shares	Photocopy
A4	Deed of Sale dated 21 st April, 1975, registered in the Office of the Sub-Registrar, Sonarpur, recorded in Book No. I, Volume No. 24, being Deed No. 1631 for the year 1975	Akkas Ali Mandal ... Vendor Sabujan Bibi alias Sakujan Bibi ... Purchaser	The Vendor sold to the Purchaser 1.5 decimal of land in R.S./L.R. Dag No. 721, 3.83 decimal of land in R.S./L.R. Dag No. 725; 6.18 decimal of land in R.S./L.R. Dag No. 809 & 2 decimal of land in R.S./L.R. Dag No. 713/1694	Photocopy
A5	L.R. Parcha	Sabujan Bibi alias Sakujan Bibi	L.R. Khatian No. 824	Photocopy
A6	Deed of Conveyance dated 22 nd May, 2012, registered in the Office of the District Sub-Registrar-IV, Alipore, recorded in Book No. I, CD Volume No. 14, at Pages 2086 to 2101, being Deed No. 04203 for the year 2012	Sabujan Bibi alias Sakujan Bibi alias Sabujan Mandal alias Sakujan Mandal ... Vendor Rajat Foundation Private Limited & Ors.	The Vendor sold to the Purchasers 1.5 decimal of land in R.S./L.R. Dag No. 721, 4.6 decimal of land in R.S./L.R. Dag No. 725, 6.18 decimal of land in R.S./L.R. Dag No. 809, 2 decimal of land in R.S./L.R. Dag No. 810 & 2	Photocopy

