

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE madethistheday
of,TwoThousandandNineteen(2019)BETWEEN

VENDORS :**VENDOR:**

- 1) **M/s OM TOWERS (P) LIMITED** a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Post Office - General Post Office, Police Station- Hare Street, Kolkata-700001, West Bengal having CIN U45201WB1996PTC081119 and **PAN No. AAACO3421E**, represented by its director **MRS. PUSHPA BHUTORIA** Wife of Arrun Bhutoria working for gain at OM TOWERS Private Limited and having PAN AEOPB5050P, ADHAAR NO. 382769232661, by faith - Hindu, by occupation - Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071

- 2) **M/s Charles Commercial Pvt. Ltd,** a Company incorporated under the Companies Act, 1956 having its registered office at 12A, Netaji Subhas Road, Ground Floor, Room No. 07, Post Office- General Post Office, Police Station- Hare Street Kolkata-700001 having CIN U70100WB1996PTC081136 AND **PAN AABCC2791A**, represented by its director **MRS. PUSHPA BHUTORIA** Wife of Arrun Bhutoria having PAN AEOPB5050P, ADHAAR NO. 382769232661, by faith - Hindu, by occupation - Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071

- 3) **M/s TIRUPATI CARRIER LIMITED** a company incorporated under the companies Act 1956 having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room no.- 6 Kolkata ,West Bengal - 700001 having CIN - U63013WB2002PLC095192 and, represented by its directors **MRS. PUSHPA BHUTORIA** Wife of Arrun Bhutoria having PAN AEOPB5050P, ADHAAR NO. 382769232661, by faith - Hindu, by occupation - Business, residing at Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071

- 4) **M/s TIRUPATI ENCLAVE PVT LTD** a company incorporated under the companies Act 1956 having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room no.- 18 Kolkata ,West Bengal - 700001 having CIN - U70101WB1996PTC081139 and, represented by its directors **Mr.ARRUN BHUTORIA**, Son of Late Sumer Mull Bhutoria working for gain at TIRUPATI ENCLAVE PVT LIMITED and having PAN -ADBPJ8895J, ADHAAR NO. 701094974176 , by faith -Hindu, by Occupation- Business, residing at Pretoria street,P.O. Middleton Row, P.S. Shakespeare Sarani , Kolkata-700071

- 5) **SHIV NIKETAN LIMITED, PAN: AAEC3891G**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O Rsapunja, Police Station Bishnupur, Dist. South 24 Paraganas, Kolkata 700 001, represented by its director **Mr. LALIT KUMAR BHUTORIA** son of Mr.Prakaash Chand Bhutoria, and having **PAN AFVPB8282R** and **AADHAR No. 450256874268**, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071 hereinafter called and referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the context thereof shall mean and include their respective heirs, executors, legal representatives, administrators, or assigns) of the **FIRST PART** hereinafter collectively referred to as “**THE OWNERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective successors or successors-in-office/interest and/or assigns) of the **ONE PART**.

AND

PROMOTER:

M/s. SHIV NIKETAN LIMITED, a Company incorporated under the Companies Act, 2013 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. South 24 Paraganas Kolkata-700104 having CIN U70101WB1996PTC081121 AND PAN AAEC3891G, represented by its authorised signatory Mr. Shyam Kumar Kedia son of Late Chiranji Lal Kedia working for gain at Shiv Niketan Private Limited and having Pan No. AIJPK1375P, Adhaar No. 316482960453, residing at 106, Kiran Chandra Singha Road, Ganges Garden, Block-GA-1, Flat No. 1D, Shibpur, Howrah, P.O. Sibpur, P.S. Shibppur, Pin-711102 West Bengal, India, authorised vide Board Resolution dated hereinafter referred to as “**THE DEVELOPER**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors or successors-in-office/interest and/or assigns) of the **SECOND PART**

AND

PURCHASER(S):

....., (**Pan**) son/wife/daughter of
 by faith-Hindu, by occupation-.....,
 by Nationality-Indian, residing at

.....hereinafter collectively referred to as
“PURCHASER (which expression shall unless excluded by or repugnant to
the context be deemed to mean and include their respective successors or
successor-in-office/interest and/or assigns) of the **THIRD PART.**

WHEREAS:

In respect to Dag No. 28

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 18.43 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 28, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405 situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part
(Out of 18.43 decimal project area is 13.50 Decimal)

In respect to Dag No. 29

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 18.43 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 29, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405 situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

In respect to Dag No. 34

PART-I

At all material point of time Sri Arun Chandra Naskar was the recorded owner being Khatian no. 66 of all that piece and parcel of land admeasuring 07Decimal be a little more or less comprised in Dag no. 34, R.S. 546 J.L. No. 22, Touzi No. 3,4,5, situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South) (**hereinafter referred to as Said property-I in Dag no. 34**)

Thereafter, Sri Arun Chandra Naskar died intestate leaving behind surviving his two sons namely Dhuryodhan Naskar and Madan Mohan

Naskar and one daughter Smt. Parul Naskar who inherited the said property-I in Dag no. 34.

Subsequently, By Deed of Conveyance dated 08.06.2015 the said legal heirs of Sri Arun Chandra Naskar namely Dhuryodhan Naskar and Madan Mohan Naskar and Smt. Parul Naskar sold transferred and conveyed the **said property-I in Dag no. 34** to M/s Shiv Niketan Private Limited represented by one of its Director Sri Lalit Kumar Bhutoria. The said Deed was registered at the office A.D.S.R Bishnupur recorded in Book No.-I, Volume no. 1613-2015, pages from 5738 to 5770 being Deed no. 161303066 for the year 2015.

Part II

At all material point of time Sri Suren Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 7 Decimal of land more or less comprised in Dag No. 34 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas along with other properties in various Dag (**Hereinafter referred to as said property-II in Dag no. 34**)

Thereafter Sri Suren Naskar died intestate leaving behind surviving his 4 Daughters namely Smt. Pramila Mondal, Smt. Archana Mondal, Smt Sabitri Mondala and Smt. Bina Debbarman and one son namely Sri Golok Naskar who inherited the said the said property-II.

By and through a registered Deed of Conveyance dated 28.01.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 2, Pages from 2388 to 2400 being No. 00388 for the year 2009 made between Smt. Pramila Mondal, Smt. Archana Mondal, Smt Sabitri Mondala and Smt. Bina Debbarman 4 daughters of Suren Naskar sold , transferred and conveyed 5 3/5 Decimal out of said property-II to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

By and through a registered Deed of Conveyance dated 02.02.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 3, Pages from 110 to 121 being No. 004490 for the year 2009 made between Sri Golok Naskar son of Suren Naskar sold , transferred and conveyed 2 Decimal out of said property-II to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part

By virtue of the above said transaction M/s. Shiv Niketan Pvt. Ltd became the sole and absolute owner of the said property -II in Dag no. 34.

PART-III

At all material point of time one Sri Nantu Kumar Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 4 Decimal of land at R.S. Dag No. 34 corresponding to L.R. Dag no. 34, and one Sri Prasanna Naskar was the recorded owner of ALL THAT piece

and parcel of land admeasuring about 3 Decimal of Land at R.S. Dag no. 34 corresponding to L.R. Dag No.34, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas along with some other property in various Dag. aggregating total 7 Decimal [Hereinafter referred to as **said Property -III in Dag no. 34**]

By and through a registered Deed of Conveyance dated 02.02.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 3, being No. 00491 for the year 2009 made between Sri Nantu Kumar Naskar and Sri Prasanna Naskar sold, transferred and conveyed the said property-III to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria.

(Out of 21.60 decimal project area is 21 Decimal)

In respect of Dag no. 35

PART-I

At all material point of time Sri Arun Chandra Naskar was the recorded owner being Khatian no. 66 of all that piece and parcel of land admeasuring 06.66 Decimal be a little more or less comprised in Dag no. 35, R.S. 546 J.L. No. 22, Touzi No. 3,4,5, situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South) (**hereinafter referred to as Said property-I in Dag no. 35**)

Thereafter, Sri Arun Chandra Naskar died intestate leaving behind surviving his two sons namely Dhuryodhan Naskar and Madan Mohan Naskar and one daughter Smt. Parul Naskar who inherited the said property-I in Dag no. 35.

Subsequently, By Deed of Conveyance dated 08.06.2015 the said legal heirs of Sri Arun Chandra Naskar namely Dhuryodhan Naskar and Madan Mohan Naskar and Smt. Parul Naskar sold transferred and conveyed the **said property-I in Dag no. 35** to M/s Shiv Niketan Private Limited represented by one of its Director Sri Lalit Kumar Bhutoria. The said Deed was registered at the office A.D.S.R Bishnupur recorded in Book No.-I, Volume no. 1613-2015, pages from 5738 to 5770 being Deed no. 161303066 for the year 2015.

Part II

At all material point of time Sri Suren Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 06 Decimal of land more or less comprised in Dag No. 35 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas along with other properties in various Dag (**Hereinafter referred to as said property-II in Dag no. 35**)

Thereafter Sri Suren Naskar died intestate leaving behind surviving his 4 Daughters namely Smt. Pramila Mondal, Smt. Archana Mondal, Smt Sabitri Mondala and Smt. Bina Debbarman and one son namely Sri Golok Naskar who inherited the said the said property-II.

By and through a registered Deed of Conveyance dated 28.01.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 2, Pages from 2388 to 2400 being No. 00388 for the year 2009 made between Smt. Pramila Mondal, Smt. Archana Mondal, Smt Sabitri Mondala and Smt. Bina Debbarman 4 daughters of Suren Naskar sold , transferred and conveyed 5.33Decimal out of said property-II to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

By and through a registered Deed of Conveyance dated 02.02.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 3, Pages from 110 to 121 being No. 004490 for the year 2009 made between Sri Golok Naskar son of Suren Naskar sold , transferred and conveyed 1.33 Decimal out of said property-II to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part
By virtue of the above said transaction M/s. Shiv Niketan Pvt. Ltd became the sole and absolute owner of the said property -II in Dag no. 35.

PART-III

At all material point of time one Sri Nantu Kumar Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 3 Decimal of land more or less at R.S. Dag No. 35 corresponding to L.R. Dag no. 35, and one Sri Prasanna Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 3 Decimal more or less of Land at R.S. Dag no. 35 corresponding to L.R. Dag No.35, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas along with some other property in various Dag. aggregating total 6.67 Decimal [Hereinafter referred to as **said Property - III in Dag no. 35**]

By and through a registered Deed of Conveyance dated 02.02.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 3, being No. 00491 for the year 2009 made between Sri Nantu Kumar Naskar and Sri Prasanna Naskar sold , transferred and conveyed the said property-III to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria.

In respect of Dag no. 36

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 20 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 36, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405

situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

In respect of Dag no. 42

PART-I

By a registered Deed of Conveyance dated 07.03.2008 one Sri Sanatan Mondal sold transferred and conveyed all that piece and parcel of land admeasuring 8 Decimals more or less comprised in R.S. Dag no. 42 corresponding to L.R. Dag no. 42 under L.R. Khatian no. 846 J.L. No. 22, Touzi No. 3,4,5, R.S. No. 158 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to M/s Gateway IT infrastructure Pvt. Ltd. (Hereinafter referred to as **said property-I in Dag no. 42**)

Thereafter, By virtue of registered Deed of Conveyance dated 09.03.2016 M/s Gateway IT infrastructure Pvt. Ltd represented by its Director Mr. Rakesh Kumar Bhawsinghka sold transferred and conveyed the said property -I to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria. The said Deed was registered at the office of A.D.S.R Bishnupur recorded in Book-I, Volume no. 1613-2016, pages from 41810 to 41828, being Deed no. 1817 for the year 2016.

Part-II

By virtue of a Deed of conveyance dated 24.01.1984, Sri Sanatan Mondal and Gopal Mondal jointly sold transferred and conveyed all that demarcated 26 Decimal be a little more or less in Dag no. 42 khatian no. 439 & 442 in Mouza- Uttar Kajirhat, J.L. No. 22, P.S. Bhishnupur, A.D.S.R Bhishnupur in District South 24 Parganas (Hereinafter referred to as **said property-II in Dag no. 42**) to Basorimohan Sardar. The said Deed was registered at the office of S.R.O Bishnupur recorded in Book NO. 1, Volume no. 7, pages from 165 to 169 being no. 434 for the year 1984.

Thereafter, By a registered Deed of Conveyance 23.06.2000, Basorimohan Sardar sold transferred and conveyed all that piece and parcel of Said Property-II in favour of Narayan Das Kashwani. The said Deed was registered at the office D.S.R.-IV Alipore, recorded in Book No. 1, Volume no. 48, pages from 257 to 266 being deed no. 1863 for the year 2000.

By and through a registered Deed of Conveyance, Dated 12.02.2009, Sri Narayan Das Kashwan, sold transferred and conveyed all that piece and parcel of said property- II in favour of M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria.

Part-III

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd.,

sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 12 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 42, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 442 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

Part-IV

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 12 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 42, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 442 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

In respect of Dag no. 43

Part-1

By and through a registered Deed of Conveyance dated 19th Jul, 2007, registered in the office of Additional Registrar of Assurance-I,Kolkata in Book No. I, Volume No. 1, Pages from 01 to 16, being No. 12574 for the year 2007 made between Sarala Bala Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 9 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 43, J.L. No. 22,Touzi No. 3,4,5, Khatian No. 866 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [Hereinafter referred to as **said property-1 in Dag no.43** to D.H.Infratech Pvt. Ltd.

Thereafter, By and through a registered Deed of Conveyance dated 20th , 2007, registered in the office of A.D.S.R-Bhishnupur ,Kolkata in Book No. I, Volume No. 12, Pages from 2925 to 2948, being No. 3321 for the year 2014 made between D.H. Infratech, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel said to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria.

Part-2

That by a registered deed of conveyance dated 24-06-1966 the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 75, Pages from 214 to 216 being no. 8404 for the year 1966 made between Late Pulin Chandra Naskar herein referred to as vendor of one part sold,

transferred and conveyed all that piece and parcel of land to Late Atul Krishna Mondal therein referred to as purchaser.

And Thereafter, Atul Krishna Mondal died intestate leaving behind his son Sri. Panchanan Mondal as his only legal heir.

By and through a registered Deed of Conveyance dated 2nd March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 5, Pages from 2604 to 2615 being No. 01171 for the year 2009 made between Sri. Panchanan Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 3 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 43, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 33 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

In respect Dag 44

By virtue of Deed of conveyance dated 22.11.1974, Sri Sujay Kumar Mondal and Ors. sold transferred and conveyed ALL THAT piece and parcel of land admeasuring 1 registered 5 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 44, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 515 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [hereinafter referred to as **said property in Dag 44**] to Mohan Chandra Purkaite. The said deed was registered at the of A.D.S.R Bishnupur recorded in Book no. I, Volume No. 161, pages from 181 to 182 being no. 14457..

By and through a registered Deed of Conveyance dated 30th Dec, 2008 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 24, Pages from 2729 to 2741, being No. 06156 for the year 2008 made between Mohan Chandra Purkaite, son of Subhas Chandra Purkait, herein referred to as the vendors of the one part sold , transferred and conveyed said property to Shiv Niketan Pvt. Ltd. Being director Lalit Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, Shiv Niketan Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

In respect to Dag No. 45

At all material point of time Sri Paran Chandra Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring 8.50 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 45, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 293,216 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [Hereinafter referred to as said property-I in dag no. 45] Thereafter, Sri Paran Chandra Naskar died intestate leaving behind surviving his son Sri Ananta Naskar who inherited the said property -I

Thereafter Ananta Naskar died intestate leaving behind surviving his 4 son namely DipankarNaskar, Sri SasankaSekharNaskar and SubhankarNaskar and Mriganka Naskar.

Therafter, Mriganka Naskar one of the legal heir of Ananta Naskar died intestate leaving behind surviving his wife namely Smt. JuthikaNaskar and son Soumik Naskar.

By and through a registered Deed of Conveyance dated 16th July, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 17919 to 17942, being No. 161303855 for the year 2015 made between DipankarNaskar, Sri SasankaSekharNaskar and SubhankarNaskar, Smt. JuthikaNaskar, Soumik Naskar, referred to as the vendors of the one part sold , transferred and conveyed said property-I to Charles Commercial Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

Part-II

At all material point of time Sri Paran Chandra Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring 8.50 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 45, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 293,216 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [Hereinafter referred to as said property-II in dag no. 45]

Thereafter, Sri Paran Chandra Naskar died intestate leaving behind surviving his Son Sundar Kumar naskar who inherited the said property-II

Thereafter, By virtue of gift deed dated 18.07.2008 said Sundar Kumar Naskar gifted the said property-II in favor of his nephew namely Dipankar Naskar and Subhankar Naskar. The said Deed was registered at the office of A.D.S.R Bhisnupur recorded in Book no. I, volume no. 8, pages 8297 to 4311 being deed no. 02571 for the year 2008

By and through a registered Deed of Conveyance dated 14th July, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 16098 to 16114, being No. 161303799 for the year 2015 made between DipankarNaskarand SubhankarNaskar, sold , transferred and conveyed all that piece and parcel of Sali land said Property-II to Charles Commercial Pvt. Ltd represented by its Director Smt. Pushpa Bhutoria. Thereafter, Charles Commercial Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

In respect to Dag no. 46

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 15 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 46, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd.

represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

In respect to Dag no. 47

By and through a registered Deed of conveyance dated 04.04.1972, Sri Jatindra Nath Mondal sold transferred and conveyed all that piece and parcel of land admeasuring 27 Decimal be little more or less comprised in R.S. Dag no. 47 corresponding to L.R. Dag no. 47 J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South)[hereinafter referred to as **Said Property-I in Dag no. 47**] to Sri Bisu Maandol. The said Deed was registered at the office of A.D.S. R Bishnupur, recorded in Book no. 1, Volume no. 35 pages from 159 to 161 being deed no. 3166 of the year 1972.

Thereafter, by a registered Deed of Conveyance dated 19.06.2015, Sri Bisu Mondal sold, transferred and conveyed all that piece and parcel of Said Property-I to M/s Charles Commercial Pvt. Ltd represented by one of its Director Smt Pushpa Bhutoria. The said Deed was registered at the office A.D.S.R. Bishnupur recorded in Book No. I, Volume No. 1613-2015, Pages from 8601 to 8616, being deed no. 3300 for the tear 2015.

In respect to Dag no. 48

By virtue of Deed of conveyance dated 22.11.1974, Sri Sujay Kumar Mondal and Ors. sold transferred and conveyed ALL THAT piece and parcel of land admeasuring 1registered 5 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 48, J.L. No. 22,Touzi No. 3,4,5, Khatian No. 515 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [hereinafter referred to as **said property in Dag 48**] to Mohan Chandra Purkaite. The said deed was registered at the of A.D.S.R Bishnupur recorded in Book no. I, Volume No. 161, pages from 181 to 182 being no. 14457..

By and through a registered Deed of Conveyance dated 30th Dec, 2008 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 24, Pages from 2729 to 2741, being No. 06156 for the year 2008 made between Mohan Chandra Purkaite, son of Subhas Chandra Purkait,herein referred to as the vendors of the one part sold , transferred and conveyed said property to Shiv NiketanPvt. Ltd. Being director LalitBhutoriatherein referred to as the Purchaser of the other part. Thereafter, Shiv NikatanPvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as an absolute owner.

In respect to Dag no. 49

At all material point of time Sri Paran Chandra Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring 2 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 49, J.L. No. 22,Touzi No. 3,4,5, Khatian No. 293,216 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [Hereinafter referred to as said property-I in dag no. 49] Thereafter, Sri Paran Chandra Naskar died intestate leaving behind surviving his son Sri Ananta Naskar who inherited the said property -I

Thereafter Ananta Naskar died intestate leaving behind surviving his 4 son namely DipankarNaskar, Sri SasankaSekharNaskar and SubhankarNaskar and Mriganka Naskar.

Therafter, Mriganka Naskar one of the legal heir of Ananta Naskar died intestate leaving behind surviving his wife namely Smt. JuthikaNaskar and son Soumik Naskar.

By and through a registered Deed of Conveyance dated 16th July, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 17919 to 17942, being No. 161303855 for the year 2015 made between DipankarNaskar, Sri SasankaSekharNaskar and SubhankarNaskar, Smt. JuthikaNaskar, Soumik Naskar, referred to as the vendors of the one part sold , transferred and conveyed said property-I to Charles Commercial Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

PART-II

At all material point of time one Late Pulin Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring 2 decimals be little more or less and Sri Dulal Naskar Was the recorded owner of all that piece and parcel of land admeasuring 2 Decimals be little more or less both comprised in R.S. Dag no. and L.R. Dag No. 49, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 350 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [hereinafter referred to as **said property-I in Dag no. 49**].

Thereafter, Late Pulin Naskar died intestate leaving behind surviving his legal heirs, Smt. Lakshmi Bala Naskar wife of Late Pulin Naskar, Sri Sambhu Naskar and Sri Samar Naskar sons of Late Pulin Naskar who inherited his share in the said property.

By a Deed of Conveyance dated 22nd June 2015, registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 8963 to 8982, being No. 161303345 for the year 2015 made between Sri Dulal Naskar and Smt Lakshmi Bala Naskar, and Samar Naskar herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of Said property-I to Charles commercial Pvt. Ltd. Being director Smt Pushpa Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Charles Commercial Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as an absolute owner.

In respect to Dag no. 70

Part-I

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.31 Decimal of land at Dag No. R.S. & L.R.70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-I in Dag no. 70) along with other properties in various other Dag.

Thereafter, Aswani Mondal died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli Naskar, Probhabati Naskar being his only legal heir who inherited the

property left by Sri Aswani Mondal. Sri Milon Chandra Mondal inherited undivided the said property -I from his father..

By and through a registered Deed of Conveyance dated 19th November, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 58924 to 58943 being No. 161305795 for the year 2015 made between Sri. Milan Chandra Mondal, sold, transferred and conveyed all that piece and parcel said property-I to Tirupati Carriers Ltd. represented by its director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

Part-II

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.31 Decimal of land at Dag No. R.S. & L.R. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-II in Dag no. 70) along with other properties in various other Dag

Thereafter, Aswani Mondal died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli Naskar, Probbabati Naskar being his only legal heir who inherited the property left by Sri Aswani Mondal. Sri Jugal Kishore inherited undivided the said property -II from his father.

By and through a registered Deed of Conveyance dated 19th November, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 58944 to 58964 being No. 161305796 for the year 2015 made between Sri. Jugal Kishore Mondal, sold, transferred and conveyed all that piece and parcel of Said Property-II to Tirupati Carriers Ltd. represented by its director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

PART-III

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.62 Decimal of land at Dag No. R.S. & L.R. 70, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-III in Dag no. 70) along with other properties in various other Dag

Thereafter, Late Aswani Mondal died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli Naskar, Probbabati Naskar being his only legal heir who inherited the said property along with other properties in various other Dag..

And thereafter, the one Late Bijoli Naskar died intestate leaving behind his three sons Sri Ram Prasad Naskar, Sri Bipra Das Naskar, Robin Naskar and two daughters Radharani Mondal, Smt. Kanchan Mondal being his only legal heirs.

Thereafter, the legal heirs of Bijoli Naskar executed one power of attorney dated 29.11.2011 in favor of Jugal Kishore Mondal and Milon Chandra Mondal, The said power of attorney was registered at the office of A.D.S.R.

Bishnupur, recorded in Book no.-IV, volume no. 1, pages from 3554 to 3568 being deed no. 00296 for the year 2011

By and through a registered Deed of Conveyance dated 14th January, 2016 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2016, Pages from 4688 to 4718 being No. 161300165 for the year 2016 made between 1) Sri. Prabhavati Naskar, daughter of Late Ashwini Naskar, 2) Sri Ram Prasad Naskar, 3) Sri Bipra Das Naskar, 4) Robin Naskar, all sons of Late Bijoli Naskar, 5) Radharani Mondal, 6) Smt. Kanchan Mondal, both daughters of Late Bijoli Naskar, represented by their constituted attorney Sri Milon Chandra Mondal and Sri Jugal Kishore Manodal, sold, transferred and conveyed all that piece and parcel said property-III to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-IV

At all material point of time one Late Upendra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.63 Decimal of land at Dag No. R.S. & L.R. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-IV in Dag no. 70 along with other properties in various other Dag).

And thereafter, the one Late Upendra Nath Mondal died intestate leaving behind his son Sri Judhistir Mondal being his only legal heir.

By and through a registered Deed of Conveyance dated 15th January, 2016 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2016, Pages from 4820 to 4841 being No. 161300200 for the year 2016 made between Sri. Judhistir Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel said property-IV to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-V

By and through a registered Deed of Conveyance dated 6th September, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold, transferred and conveyed all that piece and parcel of Sali land admeasuring 0.50 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 70, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

PART-VI

That by a registered deed of conveyance dated 24-06-1966 the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 75, Pages from 214 to 216 being no. 8404 for the year 1966 made between Pulin Chandra Naskar herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land to Atul Krishna Mondal therein referred to as purchaser.

And Thereafter, Atul Krishna Mondal died intestate leaving behind his son Sri. Panchanan Mondal as his only legal heir.

By and through a registered Deed of Conveyance dated 2nd March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 5, Pages from 2604 to 2615 being No. 01171 for the year 2009 made between Sri. Panchanan Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 1 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 70, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 33 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

PART-VII

At all material point of time one Late Nagendra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 01 Decimal of land at Dag No. R.S. & L.R. Dag No. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (Said property-VII in Dag no. 70).

And thereafter, the one Late Nagendra Nath Mondal died intestate leaving behind his son Sri Kalipada Mondal being his only legal heir who inherited the said property-VII

By and through a registered Deed of Conveyance dated 21st March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 7, Pages from 3362 to 3373 being No. 1713 for the year 2009 made between Sri. Kalipada Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of said property- VII to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

PART-VIII

At all material point of time one Late Uttam Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 2.50 Decimal of land at Dag No. R.S. & L.R. Dag No. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as **Said Property-VIII** in Dag no. 70) along with other properties in various other Dag

And thereafter, the one Late Uttam Mondal died intestate leaving behind his son Sri Kinuram Mondal being his only legal heir.

By and through a registered Deed of Conveyance dated 10th December, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 20, Pages from 1549 to 1558 being No. 6551 for the year 2009 made between Sri. Kinuram Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property-VIII to M/s. Shiv Niketan Pvt. Ltd. represented by its director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

PART-IX

At all material point of time one Late Nogendra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 4 Decimal of land at Dag No. R.S. & L.R. Dag No. 69,70, 95 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas. (**hereinafter referred to as Said Property-IX** in Dag no. 70) along with other properties in various other Dag

And thereafter, the one Late Nogendra Nath Mondal died intestate leaving behind his son Sri Sonatan Mondal being his only legal heir.

By and through a registered Deed of Conveyance dated 15th December, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 21, Pages from 294 to 303 being No. 06692 for the year 2009 made between Sri. Sonatan Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property-IX to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

PART-X

At all material point of time one Late Jatindra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 02 Decimal of land at Dag No. R.S. & L.R. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-IX in Dag no. 70) along with other properties in various other Dag

And thereafter, the one Late Jatindra Nath Mondal died intestate leaving behind his son Sri Biswanath Mondal being his only legal heir.

By and through a registered Deed of Conveyance dated 30th December, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 22, Pages from 199 to 299 being No. 06928 for the year 2009 made between Sri. Biswanath Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property-IX to M/s. Shiv Niketan Pvt. Ltd. represented by its director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-X

At all material point of time one Late Jatindra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 1.25 Decimal of land at Dag No. R.S. & L.R. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-X in Dag no. 70) along with other properties in various other Dag

And thereafter, the one Late Jatindra Nath Mondal died intestate leaving behind his son Sri Bisnupada Mondal being his only legal heir.

By and through a registered Deed of Conveyance dated 12th January, 2010 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 2, Pages from 172 to 179 being No. 00204 for the year 2010 made between Sri. Bisnupada Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of said property-X to M/s. Shiv Niketan Pvt. Ltd. represented by its director Lalit Kumar Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-XI

At all material point of time one Late Panchu Gopal Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 03 Decimal of land at Dag No. R.S. & L.R. Dag No. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas. (hereinafter referred to as Said Property-XI in Dag no. 70) along with other properties in various other Dag

And thereafter, the one Late Panchu Gopal Mondal died intestate leaving behind his 4 sons Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Montu Charan Mondal, Sunil Kumar Mondal being his only legal heir.

And thereafter, the one Montu Charan Mondal died intestate leaving behind his wife Smt. Sarala Bala Mondal and his 3 sons Jagannath Mondal, Manobendra Mondal, Susanta Mondal.

By and through a registered Deed of Conveyance dated 29th April, 2010 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 7, Pages from 4754 to 4766 being No. 02355 for the year 2010 made between Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Montu Charan Mondal, Smt. Sarala bala Mondal, Jagannath Mondal, Manobendra Mondal, Susanta Mondal herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of said property-XI to M/s. Shiv Niketan Pvt. Ltd. represented by its director Lalit Kumar Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

In respect to Dag no. 71**Part-I**

That by a registered deed of conveyance dated 23-02-1970 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 21, Pages from 49 to 51 being no. 1029 for the year 1970 Kalipada

Sardar purchased all that piece and parcel of land admeasuring 09 Decimal comprised in R.S. Dag no. and L.R. Dag No. 71, 93 J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 553 situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South).[hereinafter referred said property-I in dag no. 71]

While enjoying the peaceful possesion of the said property-I Kalipada Sardar died intestate leaving behind his wife Smt. Maruni Sardar, his two sons Sanatan Sardar and Rupchand Sardar, his 3 daughters Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas(Sardar) as his only legal heir.

By and through a registered Deed of Conveyance dated 2nd August, 2011 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 16, Pages from 4318 to 4334 being No. 04299 for the year 2011 made between Smt. Maruni Sardar, Sanatan Sardar, Rupchand Sardar, Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas (Sardar), herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of said property-I to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-II

That by a registered deed of conveyance dated 03-07-2007 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 1, Pages from 01 to 16 being no. 13530 for the year 2007 made between Birendra Nath Mondal herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 17 Decimals out of which 8 Decimals comprised in R.s. Dag No. 60 Corresponding to L.R. dag No. 60, **9 Decimals comprised in R.S. dag No 71 Corresponding to L.R. dag no 71 (hereinafter referred to said property-II in Dag no. 71)** all under L.R. Khatian 372, Touzi No 3, 4, 5, J.L. No 22 situate and lying at Mouza Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. Bishnupur, A.D.S.R Bishnupur, in the District of 24-Parganas (South) (hereinafter referred to as **Said Property 11**) to D.H. Infratech Pvt. Ltd. represented by its Director Chandra Sekhar Roy therein referred to as purchaser.

By and through a registered Deed of Conveyance dated 26th June, 2014 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 12, Pages from 2949 to 2974 being No. 03322 for the year 2014 made between D.H. Infratech Pvt. Ltd. Represented by its director Chandra Sekhar Roy, referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of **said property II** to Charles Commercial Pvt. Ltd. represented by its Director Smt. Kanta Bhutoria therein referred to as the Purchaser of the other part.

PART-III

By a registered Deed of Conveyance dated 04-04-1972 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No.

35, Pages from 159 to 161 being no. 03166 for the year 1972 made between Jatindra Nath Mondal herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 09 decimal in Dag No. 71 along with some other properties in various other Dag, having J.L. No 22, Khatian No. 593, situated and lying at Mouza Uttar kajirhat J.L. No. 22, Touzi No. 3, 4, 5, P.S. Bishnupur, A.D.S.R. Office Bishnupur in the District of 24 Parganas, to Bishu Mondal alias Bishu Lal Mondal (hereinafter referred to as the **said property-III in dag no. 71**).

By and through a registered Deed of Conveyance dated 19th June, 2015 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 1613-2015, Pages from 8601 to 8616 being No. 161303300 for the year 2015 made between Bishu Mondal alias Bishu Lal Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of the said property III to Charles Commercial Pvt. Ltd. represented by its Director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

In respect to Dag no. 72

Part-I

That by a registered deed of conveyance dated 21-02-2003 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 50, Pages from 387 to 399 being no. 02652 for the year 2006 made between Sri Sudhangsu Sekhar Mondal, Sri Chittaranjan Mondal, Smt. Haridassi Mondal, Smt. Promada Mondal, Smt. Rita Das, Smt. Basuki Mondal, Smt. Aparna Naskar, Smt. Kalpana Mondal herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of Sali land admeasuring 13.5 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 72, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 904,281,981,515,869,560,99, 144 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South)(**hereinafter referred to as Said Property-I in Dag no. 72**) to Sri Tapas Kumar Biswas therein referred to as purchaser.

By and through a registered Deed of Conveyance dated 8th July, 2011 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 15, Pages from 150 to 165 being No. 03844 for the year 2011 made between Sri Tapas kumar Biswas, herein referred to as the vendors of the one part sold , transferred and conveyed the **Said Property-I** to Tirupati Enclave Pvt. Ltd. Being director Arun Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Enclave Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

Part-II

At all material point of time Sri Sudhir Chandra Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 13.5 Decimal at R.S. Dag No. 72 corresponding to L.R. Dag No. 72, along with some other property in various other Dags under Khatian No. 914 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, Touzi No. 3, 4, 5, P.S.

Bhishnupur, in the District South 24 Parganas.(herein referred to as the **said property II in Dag no. 72).**

By and through a registered Deed of Conveyance dated 28th July, 2011 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 17, Pages from 276 to 290 being No. 04332 for the year 2011 made between Sri Sudhir Chandra Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of **said property II** to Tirupati Enclave Pvt. Ltd. represented by its Director Arun Bhutoria therein referred to as the Purchaser of the other part.

PART-III

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 6.75 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 72, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 560,144,99 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

In respect to Dag no. 87

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 89 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 87, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 832,775,922,906,37,935,229 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

(Out of Total 89.00 Decimal in Dag no. 87, project land is 15.60 Decimal)

In respect to Dag no. 88

PART-I

That by a registered deed of conveyance dated 28-05-2000 registered in the office of Additional Registrar of Assurance-I, being no. 2450 for the year 2000 made between Urmila Bala Mondal herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of Sali land admeasuring 14 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 88, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 124 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South)[hereinafter

referred to as **Said property-I in Dag no. 88]** to Sindha Mani Mondal therein referred to as purchaser.

By and through a registered Deed of Conveyance dated 29th November, 2011 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 23, Pages from 3770 to 3780 being No. 06371 for the year 2011 made between Sindha Mani Naskar, herein referred to as the vendors sold, transferred and conveyed Said property-I to Tirupati Enclave Pvt. Ltd. Represented by its director Sri Arun Bhutoria. Thereafter, M/s Tirupati Enclave Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as an absolute owner.

Part-II

That by a registered deed of conveyance dated 19-09-2007 registered in the office of Additional Registrar of Assurance I Kolkata, in Book No. I, CD Volume No. 4, Pages from 8258 to 8276 being no. 01579 for the year 2010 made between Mayarani Mondal, herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 07 Decimal of land in R.S. Dag no. corresponding to L.R. Dag no. 88, Under L.R. Khatian No 124, J.L. No. 22, Touzi No. 3,4,5 situated and lying at Mouza Uttar kajirahat, P.S. Bhisnupur, A.D.S.R Bhisnupur, in the district of 24-Parganas(South) to Gateway IT Infrastructure Pvt. Ltd. therein referred to as purchaser represented by its Director Mr. Rakesh Kumar Bhawsinghka.

That by another registered deed of conveyance dated 28-05-2008 registered in the office of Additional Registrar of Assurance I Kolkata, in Book No. I, CD Volume No. 24, Pages from 6851 to 6868 being no. 09966 for the year 2010 made between Panchu Charan Mondal, herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 07 Decimal of land in R.S. Dag no. corresponding to L.R. Dag no. 88, Under L.R. Khatian No 124, J.L. No. 22, Touzi No. 3,4,5 situated and lying at Mouza Uttar kajirahat, P.S. Bhisnupur, A.D.S.R Bhisnupur, in the district of 24-Parganas(South) to Gateway IT Infrastructure Pvt. Ltd. therein referred to as purchaser represented by its Director Mr. Rakesh Kumar Bhawsinghka

Total 14 Decimal in R.S. Dag no. 88 corresponding to L.R. Dag no. 88 Under L.R. Khatian No 124, J.L. No. 22, Touzi No. 3,4,5 situated and lying at Mouza Uttar kajirahat, P.S. Bhisnupur, A.D.S.R Bhisnupur, in the district of 24-Parganas(South) (hereinafter referred to as said property- II in dag no. 88)

By and through a registered Deed of Conveyance dated 26th June, 2014 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 12, Pages from 2975 to 3001 being No. 03323 for the year 2014 made between Gateway IT Infrastructure Pvt. Ltd. represented by its Director Mr. Rakesh Kumar Bhawsinghka, herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property II to Charles Commercial Pvt. Ltd. represented by its Director Smt. Pushpa Bhutoria.

PART-III

That by a registered deed of conveyance dated 30-06-1976 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 79, Pages from 14 to 16 being no. 6729 for the year 1976 made between Gourhari Mondal, herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 14 Decimal comprising in R.S. Dag No. 88 corresponding to L.R. Dag No. 88, L.R. Khatian No. 480, J.L. No. 22, Touzi No. 3, 4, 5, situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South) to Sri Palan Naskar. therein referred to as purchaser.(herein referred to as the **said property - III in Dag No. 88**)

By and through a registered Deed of Conveyance dated 10th July, 2014 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 14, Pages from 2978 to 2988 being No. 03705 for the year 2014 made between Sri Palan Naskar , herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property III to Charles Commercial Pvt. Ltd. represented by its Director Smt. Pushpa Bhutoria.

PART-IV

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 4.67 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 88, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 372 situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

In respect to Dag no. 88/1049**Part-I**

At all Material Point of time Sri Raj Kumar Naskar, recorded owner of ALL THAT piece and parcel of land admeasuring 5 decimals be little more or less comprised in R.S. Dag no. 88/1049 corresponding to L.R. Dag No.88/1049, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 753 situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South). (Herein referred to as the **said property-I in dag no. 88/1049**)

By and through a registered Deed of Conveyance dated 24th June, 2014 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 12, Pages from 2564 to 2574 being No. 03288 for the year 2014 made between Sri Raj kumar Naskar , herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property I to Tirupati Enclave Pvt. Ltd. represented by its Director Sri. Arun Bhutoria.

Part-II

At all material point of time Sri Prankrishna Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 6 Decimal

of land comprised in R.S. Dag No. 88/1049 corresponding to L.R. Dag No. 88/1049, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, L.R. Khatian No 682, Touzi no. 3, 4, 5, P.S. Bishnupur, in the District South 24 Parganas.(Herein referred to as the **said Property-II in Dag no. 88/1049**)

Sri Prankrishna Naskar died intestate leaving behind his wife Smt. Maloti Naskar as his only legal heir who inherited the Said property II.

By and through a registered Deed of Conveyance dated 24th June, 2014 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 12, Pages from 2506 to 2516 being No. 03286 for the year 2014 made between Smt. Maloti Naskar, herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property II to Tirupati Enclave Pvt. Ltd. represented by its Director Sri Arun Bhutoria

PART-III

At all material point of time Sri Dudh Kumar Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 6 Decimal of land comprised in R.S. Dag No 88/1049 corresponding to L.R. Dag No. 88/1049, L.R. Khatian No. 341 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, Touzi No. 3, 4, 5, P.S. Bishnupur, in the District South 24 Parganas. (herein referred to as the **said property III in Dag no. 88/1049**) along with other properties in various other dag

Sri. Dudh Kumar Naskar died intestate leaving behind his wife Smt. Mangala Naskar and 2 sons Sri Chiranjit Naskar and Sri Prosenjit Naskar who inherited the said property III

By and through a registered Deed of Conveyance dated 24th June, 2014 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 12, Pages from 2575 to 2585 being No. 03287 for the year 2014 made between Mangala Naskar, Chiranjit Naskar, Prasenjit Naskar, herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property III along with other properties in various other dag to Tirupati Enclave Pvt. Ltd. represented by its Director Sri Arun Bhutoria.

In respect to Dag no. 92

Part-I

At all material point of time Sri Sudhir Chandra Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 26 Decimal at R.S. Dag No. 92 corresponding to L.R. Dag No. 92, along with some other property in various other Dags under Khatian No. 914 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, Touzi No. 3, 4, 5, P.S. Bishnupur, in the District South 24 Parganas.(herein referred to as the **said property I in Dag no. 92**).

By and through a registered Deed of Conveyance dated 28th July, 2011 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 17, Pages from 276 to 290 being No. 04332 for the year 2011 made between Sri Sudhir Chandra Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of **said property I** to Tirupati Enclave Pvt. Ltd. represented by its

Director Arun Bhutoria therein referred to as the Purchaser of the other part

In respect to Dag no. 93

Part-I

That by a registered deed of conveyance dated 23-02-1970 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 21, Pages from 49 to 51 being no. 1029 for the year 1970 Kalipada Sardar purchased all that piece and parcel of land admeasuring 09 Decimal comprised in R.S. Dag no. and L.R. Dag No. 71, 93 J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 553 situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas(South).[hereinafter referred said property-I in dag no. 71]

While enjoying the peaceful possesion of the said property-I Kalipada Sardar died intestate leaving behind his wife Smt. Maruni Sardar, his two sons Sanatan Sardar and Rupchand Sardar, his 3 daughters Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas(Sardar) as his only legal heir.

By and through a registered Deed of Conveyance dated 2nd August, 2011 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 16, Pages from 4318 to 4334 being No. 04299 for the year 2011 made between Smt. Maruni Sardar, Sanatan Sardar, Rupchand Sardar, Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas (Sardar), herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of said property-I to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

PART-II

That by a registered deed of conveyance dated 23-02-1970 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 21, Pages from 49 to 51 being no. 1029 for the year 1970, Sri Kalipada Sardar purchased all that piece and parcel of land admeasuring 14 Decimal in part of R.S Dag No. 93 Under Khatian No. 452, situated and lying at Mouza Uttar kajirhat J.L. No. 22, Touzi No. 3, 4, 5, P.S. Bishnupur, A.D.S.R. Office Bishnupur in the District of 24 Parganas South (**hereinafter referred to as the said property-II in Dag no. 93**).

Sri. Kalipada Sardar died intestate leaving behind his wife Smt. Maruni Sardar, his two sons Sri. Sanatan Sardar and Sri. Rupchand Sardar, his 3 daughters Smt. Lakshmi Bhandari(Sardar), Smt. Anita Naskar(Sardar), Smt. Mina Rani Biswas(Sardar) as his only legal heirs who inherited the said property II.

By and through a registered Deed of Conveyance dated 2nd August, 2011 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 16, Pages from 4318 to 4334 being No. 04299 for the year 2011 made between Smt. Maruni Sardar, Sanatan Sardar, Rupchand Sardar, Smt. Lakshmi Bhandari(Sardar), Smt. Anita Naskar(Sardar), Smt. Mina Rani Biswas(Sardar), herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel said property

II to Tirupati Carriers Ltd. represented by its Director Smt. Kanta Bhutoria therein referred to as the Purchaser of the other part,

PART-III

That by a registered deed of conveyance dated 24-06-1966 the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 75, Pages from 214 to 216 being no. 8404 for the year 1966 made between Late Pulin Chandra Naskar herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of Sali land admeasuring 5decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 93, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 14 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [**hereinafter referred to as Said Property-III in Dag no. 93**]to Late Atul Krishna Mondal therein referred to as purchaser.

And Thereafter, Atul Krishna Mondal died intestate leaving behind his son Sri. Panchanan Mondal as his only legal heir.

By and through a registered Deed of Conveyance dated 2nd March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 5, Pages from 2604 to 2615 being No. 01171 for the year 2009 made between Sri. Panchanan Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed said property-III to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

In respect to Dag no. 94

Part-I

By a registered Deed of Conveyance dated 23.06.1959, Sri. Pulin Chandra Naskar sold conveyed and transferred ALL THAT piece and parcel of Sali land admeasuring 15.5 Decimal comprised in R.S. Dag No. 94, R.S. Khatian No. 111, 451 corresponding to L.R. Dag No. 94, L.R. Khatian No 451 along with properties in various other Dags situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the ditrict of 24-Parganas(South) (Herein after referred to **said property I in Dag no. 94**) to One Smt. Sarala Bala Mondal. The said Deed was registered at the office of Additional Sub Registrar Bishnupur recorded in Book NO 1, Volume No. 47, Pages 199 to 201, being Deed No 5540 of the year 1959.

Thereafter, Smt. Sarala Bala Mondal and her 2 sons namely Sri Samarendra Nath Mondal and Sri Bikash Mondal executed one registered power of attorney in favor of Sri Mridul Mondal to look after the said property I and also to sign indenture in favor of them, along with other properties in various other dag. The Said power of Attorney was registered at the office of District Sub Registrar- Alipore, recorded in Book no. IV , Volume No. 1, pages from 639 to 648, being Deed no. 00089 for the year 2006.

Thereafter, By registered Deed of Conveyance being no. 240 for the year 2012, Smt. Sarala Bala Mondal and her 2 sons namely Sri Samarendra Nath Mondal and Sri Bikash Mondal represented by their constituted attorney Sri Mridul Mondal, sold, conveyed and transferred all that piece and parcel of said property I along with other properties in various other Dag to Smt. Prativa Mondal.

Subsequently, By a Deed of Conveyance dated 31st July, 2015 registered in the office of Additional Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 1613- 2015, Pages from 21035 to 21052, being No. 4096 for the year 2015 made between Smt. Prativa Mondal referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property I along with other properties in various other dag to Charles Commercial Pvt. Ltd. represented by one of its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

PART-II

By and through a registered Deed of Conveyance dated 6thSeptember, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 15.50 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 94, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 451 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

In respect to Dag no. 94

PART-I

That by a registered deed of conveyance dated 19-09-2007 registered in the office of Additional Registrar of Assurance I Kolkata, in Book No. I, CD Volume No. 4, Pages from 8258 to 8276 being no. 01579 for the year 2010 made between Mayarani Mondal, herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 1.50 Decimal of land in R.S. Dag no. corresponding to L.R. Dag no. 95, Under L.R. Khatian No 14, J.L. No. 22, Touzi No. 3,4,5 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [hereinafter referred to as **Said property-I in Dag no. 94**] to Gateway IT Infrastructure Pvt. Ltd. therein referred to as purchaser represented by its Director Mr. Rakesh Kumar Bhawsinghka.

By and through a registered Deed of Conveyance dated 26th June, 2014 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 12, Pages from 2975 to 3001 being No. 03323 for the year 2014 made between Gateway IT Infrastructure Pvt. Ltd. represented by its Director Mr. Rakesh Kumar Bhawsinghka, herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said

property I to Charles Commercial Pvt. Ltd. represented by its Director Smt. Pushpa Bhutoria

PART-II

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.79 Decimal of land at Dag No. R.S. & L.R.95, L.R. Khatian No. 95 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as **Said Property-II in Dag no. 95**) along with other properties in various other Dag.

Thereafter, Aswani Mondal died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli Naskar, Prohabati Naskar being his only legal heir who inherited the property left by Sri Aswani Mondal. Sri Milon Chandra Mondal inherited undivided the said property -II from his father..

By and through a registered Deed of Conveyance dated 19thNovember, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 58924 to 58943 being No. 161305795 for the year 2015 made between Sri. Milan Chandra Mondal, sold , transferred and conveyed all that piece and parcel said property-II to Tirupati Carriers Ltd. represented by its director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-III

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.79 Decimal of land at Dag No. R.S. & L.R. 95, L.R. Khatian No. 73 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as **Said Property-III in Dag no. 95**) along with other properties in various other Dag

Thereafter, Aswani Mondal died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli Naskar, Prohabati Naskar being his only legal heir who inherited the property left by Sri Aswani Mondal. Sri Jugal Kishore inherited undivided the said property -III from his father.

By and through a registered Deed of Conveyance dated 19thNovember, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 58944 to 58964 being No. 161305796 for the year 2015 made between Sri. Jugal Kishore Mondal, sold , transferred and conveyed all that piece and parcel of Said Property-III to Tirupati Carriers Ltd. represented by its director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner

PART-IV

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 1.58 Decimal of land at Dag No. R.S. & L.R. 95, L.R. Khatain no. 73 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the

District South 24 Parganas (hereinafter referred to as Said Property-IV in Dag no. 95) along with other properties in various other Dag

Thereafter, Late Aswani Mondal died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli Naskar, Probhabati Naskar being his only legal heir who inherited the said property along with other properties in various other Dag..

And thereafter, the one Late Bijoli Naskar died intestate leaving behind his three sons Sri Ram Prasad Naskar, Sri Bipra Das Naskar, Robin Naskar and two daughters Radharani Mondal, Smt. Kanchan Mondal being his only legal heirs.

Thereafter, the legal heirs of Bijoli Naskar executed one power of attorney dated 29.11.2011 in favor of Jugal Kishore Mondal and Milon Chandra Mondal, The said power of attorney was registered at the office of A.D.S.R. Bishnupur, recorded in Book no.-IV, volume no. 1, pages from 3554 to 3568 being deed no. 00296 for the year 2011

By and through a registered Deed of Conveyance dated 14th January, 2016 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2016, Pages from 4688 to 4718 being No. 161300165 for the year 2016 made between 1) Sri. Prabhavati Naskar, daughter of Late Ashwini Naskar , 2) Sri Ram Prasad Naskar, 3) Sri Bipra Das Naskar, 4) Robin Naskar, all sons of Late Bijoli Naskar, 5) Radharani Mondal, 6) Smt. Kanchan Mondal, both daughters of Late Bijoli Naskar , represented by their constituted attorney Sri Milon Chandra Mondal and Sri Jugal Kishore Manodal , sold, transferred and conveyed all that piece and parcel said property-IV to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-V

At all material point of time Judhisthir Mondal was the recorded owner of all that piece and parcel of land admeasuring 1.58 Decimal be it little more or less comprised in Dag no. R.S. & L.R. 95, L.R. Khatain no. 722 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas (hereinafter referred to **said property-V in Dag no. 95**)

Subsequently, By Deed of Conveyance dated 15.01.2016, Sri Judhisthir Mondal, sold transferred and conveyed all that piece and parcel of said property V in favor of M/S Tirupati Carrier Limited represented by one of its Director Smt. Kanta Bhutoria. The said Deed was registered at the office of A.D.S.R. Bishnupur, recorded in Book no. I, Volume No. 1613-2016, Pages from 4820-4842 being Deed no. 200 for the year 2016.

PART-VI

By and through a registered Deed of Conveyance dated 6th September, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land

admeasuring 20.50 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 95, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 451 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

PART-VII

That by a registered deed of conveyance dated 24-06-1966 the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 75, Pages from 214 to 216 being no. 8404 for the year 1966 made between Pulin Chandra Naskar herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land to Atul Krishna Mondal therein referred to as purchaser.

And Thereafter, Atul Krishna Mondal died intestate leaving behind his son Sri. Panchanan Mondal as his only legal heir.

By and through a registered Deed of Conveyance dated 2nd March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 5, Pages from 2604 to 2615 being No. 01171 for the year 2009 made between Sri. Panchanan Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 3 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 95, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 14 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-VIII

At all material point of time one Late Nagendra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 02 Decimal of land at Dag No. R.S. & L.R. Dag No. 95 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (Said property-VIII in Dag no. 95).

And thereafter, the one Late Nagendra Nath Mondal died intestate leaving behind his son Sri Kalipada Mondal being his only legal heir who inherited the said property-VIII

By and through a registered Deed of Conveyance dated 21st March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 7, Pages from 3362 to 3373 being No. 1713 for the year 2009 made between Sri. Kalipada Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of said property- VIII to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

PART-IX

At all material point of time one Sri Uttam Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 7 Decimal of land at R.S. Dag no. 95 corresponding to L.R. Dag No. 95 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas along with other properties in various other dags (Hereinafter referred to as the **said property IX in Dag no. 95**).

And thereafter, the one Late Uttam Mondal died intestate leaving behind his son Sri Kinuram Mondal being his only legal heir who inherited the said property IX.

By and through a registered Deed of Conveyance dated 10thDecember, 2009 registered in the office of Additional Registrar of Bishnupur, recorded in Book No. I, CD Volume No. 20, Pages from 1549 to 1558 being No. 6551 for the year 2009 made between Sri. Kinuram Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property IX to M/s. Shiv Niketan Pvt. Ltd. represented by its Director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

PART-X

At all material point of time one Late Nogendra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 2 Decimal of land at R.S. Dag No. 95 corresponding to L.R. Dag No. 95 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, Khatian no. 846 P.S. Bishnupur, in the District South 24 Parganas along with other properties in various other Dags (hereinafter referred to as **Said Property X in Dag no. 95**).

And thereafter, the one Late Nogendra Nath Mondal died intestate leaving behind his son Sri Sonatan Mondal being his only legal heir who inherited the Said Property X.

By and through a registered Deed of Conveyance dated 15thDecember, 2009 registered in the office of Additional Registrar of Bishnupur, recorded in Book No. I, CD Volume No. 21, Pages from 294 to 303 being No. 06692 for the year 2009 made between Sri. Sonatan Mondal, herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of Said Property X to M/s. Shiv Niketan Pvt. Ltd. represented by its director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

PART-XI

At all material point of time one Late Jatindra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 3 Decimal of Land at R.S. Dag no. 95 corresponding to L.R. Dag No. 95, Khatian no. 598, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas along with some other

properties in various other dag (hereinafter referred to as **said property XI in Dag no. 95**)

Sri Jatindra Nath Mondal died intestate leaving behind his son Sri Biswanath Mondal being his only legal heir who inherited the said property XI.

By and through a registered Deed of Conveyance dated 30th December, 2009 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 22, Pages from 199 to 299 being No. 06928 for the year 2009 made between Sri. Biswanath Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property XI to M/s. Shiv Niketan Pvt. Ltd. represented by its Director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part

PART-XII

At all material point of time one Late Jatindra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 3.17 Decimal of Land at R.S. Dag no. 95 corresponding to L.R. Dag No. 95, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas along with some other properties in various other dag (hereinafter referred to as **said property XII in respect to Dag no. 95**)

Sri Jatindra Nath Mondal died intestate leaving behind his son Sri Bisnupada Mondal being his only legal heir who inherited the said property XII.

By and through a registered Deed of Conveyance dated 12th January, 2010 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 2, Pages from 172 to 179 being No. 00204 for the year 2010 made between Sri. Bisnupada Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed said property XII to M/s. Shiv Niketan Pvt. Ltd. represented by its Director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

PART-XIII

At all material point of time Sri Panchu Gopal Mondal and Smt. Kakila Bala Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 6.00 Decimal of land at R. S. Dag No. 95 corresponding to L.R. Dag No. 95, Khatian No. 466 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas. (Herein referred to as the **said property XIII**).

Sri Panchu Gopal Mondal and Smt. Kakila Bala Mondal died intestate leaving behind his 4 sons Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Sri Montu Charan Mondal, Sri. Sushil Kumar Mondal who inherited the said property XIII.

Thereafter, Sushil Kumar Mondal died intestate leaving behind his wife Smt. Sarala Bala Mondal and his 3 sons Jagannath Mondal, Manobendra Mondal, Susanta Mondal.

By and through a registered Deed of Conveyance dated 29th April, 2010 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 7, Pages from 4754 to 4766 being No. 02355 for the year 2010 made between Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Sri Montu Charan Mondal, Smt. Saralabala Mondal, Sri Jagannath Mondal, Sri Manobendra Mondal, Susanta Mondal herein referred to as the vendors of the one part sold, transferred and conveyed said property XIII to M/s. Shiv Niketan Pvt. Ltd. represented by its Director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

In respect to dag no. 97,98,106,107,108

By and through a registered Deed of Conveyance dated 6th September, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold, transferred and conveyed all that piece and parcel of Sali land admeasuring 148 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 97,98,106,107,108, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 451 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

AND WHEREAS said present vendors become absolute sole owner of said property and he change character to sali to bastu and said company recorded its name in L.R Parcha and its paid taxes regularly to the appropriate authority.

AND WHEREAS the Owner are desirous for the developing of its said property by individual Bunglow building herein according to modern taste, design and architecture in accordance with Building Plan that has been already sanctioned by the Paschim Bishnupur **Gram Panchayat and Zilla Parishad, Plan**

AND WHEREAS now the present Vendor herein intend to sell the Schedule mentioned Property mentioned in the Second Schedule property at a consideration price total consideration Rs.

) only and Purchaser accepted the said proposal and agreed to purchase the Flat being no.....measuring.....Sq.ft. super built

upareaatthe.....Floor(.....Side)ofthe(G+12)storiedbuilding
mentionedinthefirstSchedulehereunderwritten

AND WHEREAS subsequently the PURCHASER i.e. the party of the Second Parthereinafter knowing the said intention and entered into an agreement on.....agreed to purchase the aforesaid self-contained residential flat on the.....,.....Side,.....sq.ft.super built up area and car parking space on the Ground Floor, measuring.....of the building mentioned in the First Schedule herein above together with undivided proportionate share of land with all common facilities and amenities attached to the described in the Second Schedule along with a common areas and facilities available in the said building of said Premises at and for a total consideration of Rs...../- (Rupees.....) only

AND WHEREAS accordingly, the said PURCHASER herein entered into an agreement on.....and on the basis of the said agreement has already paid the entire consideration amount amounting to Rs...../- (Rupees.....) only to the Vendor/owner herein to time to time as per Memo of Consideration hereunder written.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs...../- (Rupees.....) only lawful money of the well and truly paid by the Purchaser to the Vendor or before the execution of this presence. (The receipt whereof the Vendor doth hereby admit, acknowledge as per Memo of Consideration hereunder written and to have received and of and from the same and every part thereof acquit release and forever discharged the Purchaser of the said flat and car parking space together with undivided proportionate share of land with all common facilities and amenities attached to the described in the Second Schedule along with a common areas and facilities available in the said building, more fully and elaborately described in the Third Schedule hereunder written and also the right, title, interest of the Vendor hereby sold and transferred in favour of the Purchaser herein into and upon the said flat and car parking space TOGETHER WITH all other ways, path, passage, swears, advantages and appurtenances whatsoever to the said flat

and carparking space belonging to or in anywise appertaining thereto or reputed to belong or be known as part and parcel of or member thereof or held use or enjoy herewith or be appurtenant thereto and thereversion or reversions, remainder or remainders and all the rents, issues and profits thereof and every part thereof for portion thereof TOGETHER WITH the right to use the common areas and egress out of the said flat and carparking space more or less more fully mentioned in the Second Schedule hereunder and the undivided proportionate share or interest in all the common parts and portions and facilities and amenities comprised in the said building more fully described in the Third Schedule hereunder written and also all the right, title and interest of the Vendor hereby sold and transferred unto and in favor of the Purchaser herein into or upon the said flat and carparking space and TOGETHER WITH all other ways, paths, passages, sewers, advantages and appurtenant whatsoever to the said flat and carparking space belonging to or in anywise appertaining thereto or reputed to belong or be known as part or parcel of or member thereof or held use or enjoyed therewith or be appurtenant thereto and thereversion or reversions remainder or remainders and all the rents, issues and profits thereof and every part thereof for portion thereof TOGETHER WITH the right to use the common areas and paths and passages for the purpose of free ingress and egress out of the said flat and carparking space and every part or portions thereof in common with the other owners and occupiers of the said building and all the rights of easements, quasi-easements and stipulations and provisions in connection with the beneficial use and enjoyment of the said flat and carparking space and the essential service and amenities appertaining thereto and all the muniments, deeds, pattahs, documents, writings and other evidence of title exclusively relating to the said premises and/or the said flat and carparking space which is now are or in the custody/possession and control of the said owners or which the Vendor can procure without any suit or action AND ALL the estate, right, title, interest property, claim and demand whatsoever of the said Vendor into or upon the said flat and carparking space and every part or portion thereof TO HAVE AND TO HOLD the said flat and carparking space

hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended to be with all rights, benefits, memberseasements and appurtenances thereto and to the use of the Purchaser herein absolutely and forever SUBJECT HOWEVER to the Purchaser making payment of the proportionate or apportioned share of the maintenance charges and statutory rates, taxes and impositions in respect of the said flat and car parking space BUT OTHERWISE free from all encumbrances, charges, attachments, liens,

whatsoever SUBJECT HOWEVER to the various easement and quasi easement and/or restrictions provided for in the said building for the purpose of beneficial use and enjoyment of the said flat and car parking space AND free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise well and sufficiently indemnified from in all manner of state claim, charges, lien, attachments and encumbrances created, made done or executed or suffered by the said owners AND the Vendor hereby further covenant with the Purchaser herein that the said owner and all the persons claiming through or in trust for the Vendor shall and will from time to time and at all material times hereafter and at the request and cost of the Purchaser herein make do, execute or cause to be done and executed all such further and other lawful acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said flat and car parking space hereby sold, transferred, conveyed and granted or expressed or intended to be unto and to the use of the Purchaser herein in the manner as aforesaid.

1. THE VENDOR DOETH HEREBY COVENANTS WITH THE PURCHASER

AS FOLLOWS:-

- a) The notwithstanding any act, deed or thing or committees suffered by the vendor to the contrary the vendor is lawfully, rightfully and/or absolutely seized and possessed of or otherwise well and sufficiently entitled to the said flat and car parking space hereby sold, conveyed, transferred and assigned free from all encumbrances and liabilities whatsoever and that the vendor has full power and absolute and indefeasible right and authority to sell, convey, transfer and assign the said flat and car parking space unto the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- b) That it shall be lawful for Purchaser at all times hereafter peaceably and quietly to enter into and to hold, occupy and enjoy the said flat and car

parking space and to receive rents issues and profits thereof without any hindrance interruption disturbance claim or demand whatsoever by the Vendor and/or any person or persons claiming any estate, right, title and interest from under through or in trust for the vendor and Vendor well and sufficiently saved defended kept harmless and indemnified off from and against all former and other estate title, charges encumbrances and liabilities whatsoever made up on done execute or occasioned by the vendor.

c) The Vendor and all persons claiming any right, title or interest in the said flat and car parking space through from under or in trust for the Vendor shall and will from time to time and at all times hereafter upon every reasonable request and at the cost and expenses of the Purchaser make do acknowledge and execute or cause to be made done acknowledge and executed all such further acts, deeds, matters and things for further assuring the said flat and car parking space unto the Purchaser as may be required.

2. THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:-

- a) From and after the date of receipt delivery of possession of the said flat and car parking space the Purchaser shall not be entitled for partition of the said flat and car parking space by metes and bounds.
- b) The Purchaser or their servants and agents shall not in any way obstruct or cause to be obstructed the common passages, landings area, staircase of

the property nor store therein any rubbish or other materials good of furniture's nor shall door cause to be done or allow any act, deed, matter or thing whereby the use and enjoyment of the common parts, the common amenities and the common conveniences of the said property be in any way prejudicially affected or vitiated.

- c) The Purchaser shall not allow any occupier of the sold flat to demolish or remove or cause to be demolished or removed any structure roofs, ceilings, walls, doors and windows in or about the said property PROVIDED THAT nothing herein contained prevent the Purchaser or the occupier to decorate in the same good condition, state and other in which the same shall be delivered to her and shall abide by all laws, bye-laws, rules and regulations of the Government, Kolkata Municipal Corporation and / or any other authorities and local body and shall attend, answer and be responsible for all deviations violations and breach of any of the conditions or laws or rules and regulations and shall observe and perform all the terms and conditions herein contained. The Purchaser shall not do any structural additions or alteration in the said flat and car parking space, or erect brick partitions.
- d) The purchaser shall not use the said flat and car parking space any portion thereof in such manner which may be or is likely to cause nuisance or annoyance to the occupiers of the other units / flats in the said building or to the owner or occupiers of adjoining or neighbouring properties nor shall use the same for commercial purpose.
- e) The Purchaser shall not throw or accumulate any dirt rubbish garbage refuse or permit the same to be thrown or allow the same to be accumulated in purchaser's premises or in the compound or any portion of

the building and shall not right or burn coal, coke or charcoal in the common areas in the said premise.

- f) The Purchaser shall not install or affix any name plate, board or letter box at any place other than the place, specified for the purpose in the said building.
- g) Save and except in respect of the said flat and car parkingspace together with undivided proportionate share or interest in the land applicable to the floorspaces sold by the vendor / Vendor herein save and except the rights and benefits of the common parts the common easements, quasi-easements, benefits privileges and advantages appertaining, thereto to be covered or granted under these presents, the purchaser shall have no claim or right of any nature in other floorspaces unit / flats and areas of the said building and / or the said property. Purchaser will have no right upon the top floor roof of the said building and in future if vendor will construct any addition of the said building on that occasion purchaser will raise no objection for the said construction.
- h) Until formation of a society or an association amongst the Purchaser as stated hereinafters shall permit the Vendor and / or the person or persons for the time being the management of the said building and its surveyors and agents with or without workmen and others at all reasonable time to enter and upon the said flat and car parkingspace or any part thereof for the purpose of maintaining, rebuilding, clearing, freeing, closing, lighting and keeping in order and good condition all serviced drainage, pipes, cables water covers, gutters, wires, part structures belonging to or serving or used for the said building and also for the purposes of pulling down, maintaining, repairing and testing drainages gas and water pipes and electric wires and for similar and / or any other purpose.

i) The Purchaser shall also pay his/her proportionate share for insurance of the building against earthquake, fire, mob damages and civil commotion

j) The Purchaser shall not keep or store in the said flat and car parking space any inflammable or combustible articles such as explosives chemicals, films or any offensive articles such as hide or manners or food grains or any other articles giving an offensive smell nor shall the purchaser do anything which shall constitute any nuisance or annoyance to the occupiers of the other flats, in the said building.

of India.

SCHEDULE- "A"

PART-I

(said property)

PART I

ALL THAT piece and parcel of land containing an area of 254.70 (Two Hundred Twenty Four point Five Zero only) decimal, more or less, *Mouza* Uttar kajirhat, land area of 437.90 (Four Hundred Thirty Seven point Nine Zero) decimal, more or less, situated at *Mouza* Uttar kajirhat comprised of R.S. and L.R Dag No. 28 in Khatiyani no1405 (land measuring about **13.50 Decimals**), R.S. and L.R Dag No. 29 in Khatiyani no1405 (land measuring about **12.70 Decimals**), R.S. and L.R Dag No. 34 in Khatiyani no 66, 960, 149, 383, 524 (land measuring about **1.50 Decimals**); R.S. and L.R Dag No. 35 in Khatiyani no 66, 960, 149, 383, 524 (land measuring about **19.50 Decimals**); R.S. and L.R Dag No. 36 in Khatiyani no1405 (land measuring about **12.20 Decimals**); R.S. and L.R Dag No. 42 in Khatiyani no 846, 442 (land measuring about **18.20 Decimals**), R.S. and L.R Dag No. 43 in Khatiyani no 1232, 14 (land measuring about **10 Decimals**) R.S. and L.R Dag No. 44 in Khatiyani no 515 (land measuring about **13.50 Decimals**) R.S. and L.R Dag No. 45 in Khatiyani no 451 (land measuring about **17 Decimals**) R.S. and L.R Dag No. 46 in Khatiyani no 188 (land measuring about **14.20 Decimals**) R.S. and L.R Dag No. 47 in Khatiyani no 593 (land measuring about **22.80 Decimals**) R.S. and L.R Dag No. 48 in Khatiyani no 515 (land measuring about **3.80 Decimals**) R.S. and L.R Dag No. 49 in Khatiyani no 350, 495 (land measuring about **4 Decimals**) R.S. and L.R Dag No. 70 in Khatiyani no 73, 722, 826, 14, 171, 948, 188, 846, 598, 604, 466 (land measuring about **3 Decimals**) R.S. and L.R Dag No. 71 in Khatiyani no 1232, 593 (land measuring about **6 Decimals**) R.S. and L.R Dag No. 72 in Khatiyani no 904, 281, 981, 515, 869, 560, 99, 144, 914 (land measuring about **5.50 Decimals**), R.S. and L.R Dag No. 87 in Khatiyani no 832, 775, 922, 906, 37, 935, 229 (land

measuring about **15.60 Decimals**) R.S. and L.R Dag No. 88 in Khatiyān no 124, 1243, 480, 372 (land measuring about **5.30 Decimals**), R.S. and L.R Dag No. 92 in Khatiyān no 914 (land measuring about **4.30 Decimals**) R.S. and L.R Dag No. 93 in Khatiyān no 1243, 14 (land measuring about **4.60 Decimals**) R.S. and L.R Dag No. 94 in Khatiyān no 25, 451 (land measuring about **12.40 Decimals**) R.S. and L.R Dag No. 95 in Khatiyān no 1243, 73, 722, 826, 352, 597, 322, 598, 14, 171, 188, 846, 604, 466 (land measuring about **52.90 Decimals**) R.S. and L.R Dag No. 96 in Khatiyān no 131, 302, 460, 821 (land measuring about **51 Decimals**) R.S. and L.R Dag No. 97 in Khatiyān no 231 (land measuring about **72 Decimals**) R.S. and L.R Dag No. 98 in Khatiyān no 53, 402, 452, 557, 639 (land measuring about **31.40 Decimals**) R.S. and L.R Dag No. 106, 107, 108 in Khatiyān no 57 (land measuring about **11 Decimals**) J.L. No. 22, Police Station Bishnupur, within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur, District South 24 Parganas And butted and bounded as follows:

On the **North: R.S. DAG NO. 42(P), 38(P), 37(P), 36(P), 34(P), 29(P), 28(P) 108(P), 107(P)**

On the **South: 12M WIDE ROAD**

On the **East: R.S. DAG NO. 106(P), 98(P), 87(P)**

On the **West: R.S. DAG NO. 50(P), 70(P), 42(P)**

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

(The owners share in the said property as mentioned in the First Schedule)

| R.S. Dag No. | L.R. Dag No. | Property being Developed | Area Owned by OTPL | Area Owned by CCPL | Area owned by TCL | Area owned by TEPL | Area owned by SNL |
|---------------------|---------------------|---------------------------------|---------------------------|---------------------------|--------------------------|---------------------------|--------------------------|
| 28 | 28 | 13.50 | 13.50 | 00.00 | 00.00 | 00.00 | 00.00 |
| 29 | 29 | 12.70 | 12.70 | 0.00 | 00.00 | 0.00 | 00.00 |
| 34 | 34 | 1.50 | 0.00 | 00.00 | 00.00 | 0.00 | 1.50 |
| 35 | 35 | 19.50 | 00.00 | 0.00 | 00.00 | 00.00 | 19.50 |
| 36 | 36 | 12.20 | 12.20 | 00.00 | 00.00 | 00.00 | 00.00 |
| 42 | 42 | 18.20 | 13.00 | 00.00 | 00.00 | 00.00 | 5.20 |
| 43 | 43 | 10.00 | 00.00 | 9.00 | 00.00 | 00.00 | 1.00 |

| | | | | | | | |
|--------------|-----|---------------|---------------|-------------|-------------|-------------|--------------|
| 44 | 44 | 13.50 | 00.00 | 00.00 | 00.00 | 00.00 | 13.50 |
| 45 | 45 | 17.00 | 00.00 | 17.00 | 00.00 | 00.00 | 00.00 |
| 46 | 46 | 14.20 | 14.20 | 0.00 | 00.00 | 00.00 | 00.00 |
| 47 | 47 | 22.80 | 00.00 | 22.80 | 00.00 | 00.00 | 00.00 |
| 48 | 48 | 3.80 | 00.00 | 00.00 | 00.00 | 00.00 | 3.80 |
| 49 | 49 | 4.00 | 00.00 | 4.00 | 00.00 | 00.00 | 00.00 |
| 70 | 70 | 3.00 | 00.00 | 00.00 | 00.00 | 00.00 | 3.00 |
| 71 | 71 | 6.00 | 00.00 | 00.00 | 00.00 | 6.00 | 0.00 |
| 72 | 72 | 5.50 | 5.50 | 00.00 | 00.00 | 00.00 | 00.00 |
| 87 | 87 | 15.60 | 15.60 | 00.00 | 00.00 | 00.00 | 00.00 |
| 88 | 88 | 5.30 | 0.00 | 5.30 | 00.00 | 00.00 | 00.00 |
| 92 | 92 | 4.30 | 00.00 | 00.00 | 00.00 | 4.30 | 00.00 |
| 93 | 93 | 4.60 | 00.00 | 00.00 | 00.00 | 4.60 | 00.00 |
| 94 | 94 | 12.40 | 12.40 | 00.00 | 00.00 | 00.00 | 00.00 |
| 95 | 95 | 52.90 | 20.00 | 1.5 | 4.74 | 00.00 | 26.17 |
| 96 | 96 | 51 | 00.00 | 00.00 | 00.00 | 51.00 | 0.00 |
| 97 | 97 | 72.00 | 72.00 | 00.00 | 00.00 | 00.00 | 00.00 |
| 98 | 98 | 31.40 | 31.40 | 0.00 | 00.00 | 00.00 | 00.00 |
| 106 | 106 | 2.20 | 2.20 | 00.00 | 00.00 | 00.00 | 00.00 |
| 107 | 107 | 3.9 | 3.9 | 00.00 | 00.00 | 00.00 | 00.00 |
| 108 | 108 | 4.90 | 4.90 | 00.00 | 00.00 | 00.00 | 00.00 |
| Total | | 437.41 | 233.50 | 59.6 | 4.74 | 65.9 | 73.67 |

SCHEDULE-B
PART-I
(DESIGNATED UNIT)
(UNDERCONSTRUCTION)

ALL THAT the Bungalow being Unit No. **EB-** containing a **Sq. Ft.** which contains **Sq. Ft.** in Ground Floor and **Sq. Ft.** in 1st Floor, more or less and carpet area of **Sq. Ft.** more or less, Open terrace on 1st floor of **Sq. Ft** more or less on land area of , in the Building Complex namely **BOUGANVILLA PHASE-1** at the said premises and shown in the Unit Plan annexed hereto duly bordered thereon in "RED".

Allottee:

1. Signature _____

Name _____

Promoter:

Signature _____

Name _____

Owner:

Signature _____

SCHEDULE - C**PART - I****PAYMENT PLAN FOR "TOTAL PRICE"****PART - I****PAYMENT PLAN FOR "TOTAL PRICE"**

The said total consideration of **Rs. Rs. Rs.69,10,624.35 /- (Rupees Sixty Nine Lakhs Ten Thousand Six Twenty Four point Three Five Only)** (Including GST) shall be paid by the Allottee to the Promoter in instalments as follows:

| Sl No | Particulars | Amount (Rupees) (Excluding GST) | Amount (Rupees) (GST) | Amount (Rupees) (Including GST) |
|-------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------|---------------------------------|
| 1 | 10% of Bungalow Consideration as booking money before execution of this Agreement; | Rs.6,40,000 | Rs.32000 | Rs. 6,72,000 |
| 3 | 10% of Bungalow Consideration as Agreement Money at the time of Execution of the Agreement. | Rs.6,40,000 | Rs.32000 | Rs. 6,72,000 |
| 4 | 20% of Bungalow Consideration as further completion of Foundation of the Unit; | Rs. 12,80,000 | Rs.64,000 | Rs. 13,44,000 |
| 5 | 15% of Bungalow Consideration as further earnest money on the completion of Ground floor roof casting of the Unit; | Rs.9,60,000 | Rs.48,000 | Rs. 10,08,000 |
| 6 | 15% of Bungalow Consideration as further earnest money on the completion of 1 st floor roof casting of the Unit; | Rs.9,60,000 | Rs.48,000 | Rs. 10,08,000 |

| | | | | |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------|---------------------|
| 7 | 10% of Bungalow Consideration as further earnest money on the completion of Brick Work of the Unit; | Rs.6,40,000 | Rs.32000 | Rs. 6,72,000 |
| 8 | 5% of Bungalow Consideration as further earnest money on the completion of Flooring of the Unit; | Rs 3,20,000 | Rs.16,000 | Rs.3,36,000 |
| 9 | 5% of Bungalow Consideration as further earnest money on the completion of POP, Electrical, sanitary , external paint and plumbing fittings of the Unit; | Rs 3,20,000 | Rs.16,000 | Rs.3,36,000 |
| 10 | 10% of Bungalow Consideration being the balance consideration at the time of offering possession | Rs.6,40,000 | Rs.32000 | Rs. 6,72,000 |
| TOTAL | | Rs. 64,00,000 | Rs 3,20,000 | Rs 67,20,000 |

SCHEDULE -D
SPECIFICATION FOR THE BUNGALOW

INTERNAL

1. Internal Walls:

- RCC /Brick Wall

2. Internal Finish:

- POP finish for the Bungalows
- POP with paint finish for common areas.

3. Flooring:

- Interiors – Vitrified/ Anti-skid ceramic Tiles or any other similar.

4. Kitchen:

- Counter – Granite / marble / stone with stainless steel sink.
- Dado - Ceramic Tiles.
- Electrical points for Refrigerator, Water Purifier, and Microwave/oven & Exhaust Fan.

5. Toilet:

- Tiles for floor or any other similar.
- Walls –Tiles on the walls upto door height.
- Sanitary ware of good quality.
- Chrome plated fittings of good quality

- Electrical point for geyser and exhaust fan.
- Plumbing provision for Hot/Cold water line in shower.

6. Doors & Windows:

- Main Door – Flush Door with laminate finish or any other similar.
- Internal Doors – Painted flush doors or any other similar.
- Windows – Aluminium sliding windows or UPVC windows or any other similar.

7. Electricals:

- Provision for AC points
- Provision for cable TV, telephone.
- Plug points in all bedrooms, living/dining, kitchen and toilets.
- Concealed wiring with DB /MCB.
- Doorbell point at the main entrance door.
- Modular switches of good quality.

Allottee:

1. Signature _____
Name _____

Promoter:

Signature _____

Name _____

Owner:

Signature _____

SCHEDULE -E

SPECIFICATION, AMENITIES AND FACILITY OF THE PROJECT

1. Land comprised in the said Premises.
2. Landscape paths passages and driveways in the said premises other than those reserved by the Promoter for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or other vehicles or marked by the Promoter for its exclusive use.
3. Overhead water tank with water distribution pipes from such Overhead water tank connecting to the different Units of the Towers.
4. Underground water reservoir, water pump with motor with water distribution pipes to the Overhead water tanks of Towers.
5. Water supply or Deep tube well with water filtration plant (only in case of deep tube well) for water supply.
6. Landscape area.

- 7. Pathways
- 8. Jogging track/walkways
- 9. CCTV Surveillance System
- 10. Provision for DTH Connection (Centralised)
- 11. Club Facilities (At Additional Cost)
- 12. Water waste and sewerage evacuation pipes and drains from the several buildings to the municipal drains.
- 13. DG Set, its panels, accessories and wirings and space for installation of the same.
- 14. Such other areas, installations and/or facilities as the Promoter may from time to time specify to form part of the Common Areas and Installations of the Building Complex.

Allottee:

1. Signature _____

Name _____

2. Signature _____

Name _____

Promoter:

Signature _____

Name _____

Owner:

Signature _____

Name _____

(As a Constituted Attorney of Om towers, Charles Commercial Pvt. Ltd and Self)

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Kolkata in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:

ALLOTTEES: (including joint buyers)

(1) Signature _____

Name _____

Address _____

(2) Signature _____

Name _____

Address _____

Please Affix Photographs and Sign across the photograph

SIGNED AND DELIVERED BY THE WITHIN NAMED :

Promoter :

Please Affix Photographs and Sign across the photograph

(1) Signature _____
 Name _____
 Address _____

Owner :

Signature _____
 Name _____
 Address _____

(As a Constituted Attorney of Om towers, Charles Comm
 At _____ on _____ in the pres

Please Affix
 Photographs and Sign
 across the photograph

WITNESSES:

(1) Signature _____
 Name _____
 Address _____

(2) Signature _____
 Name _____
 Address _____

MEMO OF CONSIDERATION:

RECEIVED of and from within named ALLOTTEES the within mentioned sum of **Rs)** being earnest money out of the full consideration money as per Memo below:-

MEMO

| Sl NO. | Cheque No. | Date | Bank | Amount (Rs.) |
|----------------|------------|------|------|--------------|
| 1 | | | | |
| 2 | | | | |
| Total (| | | | |

WITNESSES:

- 1.
- 2.

Signature of the PROMOTER