



VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,
PATENT & TRADEMARK ATTORNEYS.

Partners :
A. K. Ghosh
D. N. Mitra
Amit Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy

Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

OWNERS:

- (1) NIRMAL SACHDEV,
- (2) AVNEESH SACHDEV,
- (3) SANJEEV SACHDEV,
- (4) AKASH SACHDEV,
- (5) AVANTIKA SACHDEV,
- (6) ASHA SACHDEV,
- (7) SANDEEP KABRA,
- (8) SANJEEV KABRA,
- (9) ARCHANA KABRA,
- (10) RASHMI KABRA,
- (11) SHASHI KABRA,
all residing at 15, Ballygunge Park Road,
Police Station-Karaya,
Kolkata-700 019.
- (12) SANDEEP KABRA (HUF),
15, Ballygunge Park Road,
Police Station-Karaya,
Kolkata-700 019.
- (13) SANJEEV KABRA (HUF),
15, Ballygunge Park Road,
Police Station-Karaya,
Kolkata-700 019.
- (14) PAWANPUTRA ADVISORY SERVICES PVT. LTD.,
23A, Netaji Subhas Road,
2nd Floor, Room No.17,
Police Station-Hare Street,
Kolkata-700 001.
- (15) PATRON COMMERCIAL PRIVATE LIMITED,
10A, Hospital Street, Room No.301,
Police Station-Hare Street,
Kolkata-700 072.
- (16) CRESCENT ESTATES PVT LTD,
23A, Netaji Subhas Road,
2nd Floor, Room No.19,
Police Station-Hare Street,
Kolkata-700 001.



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- (17) **SPECIALITY BUILDHOME LIMITED**
LIABILITY PARTNERSHIP,
 Marshal House, Suite No.807,
 33/1, Netaji Subhas Road,
 Police Station-Hare Street,
 Kolkata-700 001.
- (18) **AARSREE PROPERTIES PRIVATE LIMITED,**
 20/1M, East Topsia Road,
 Police Station-Pragati Maidan,
 Kolkata-700 046.
- (19) **GEETA MARWAHA,**
 60/1, Chowringhee Road,
 41, Alexandra Court,
 Kolkata-700 020.
- (20) **NEHA KHURANA ALIAS RENU KHURANA,**
 H No.203, Gali No.6,
 Sunder Nagar, Amritsar-I,
 Amritsar, Amritsar G.P.O.,
 Punjab-143 001.

1. **DESCRIPTION OF THE LAND:**

ALL THAT the piece and parcel of land containing an area of 190.51 decimals, be the same a little more or less, lying and situate at Mouza Garagacha, J.L. No.45, comprising in R.S. and L.R. Dag Nos.1, 2, 3, 4, 5, 7 and 8, under L.R. Khatian nos.396, 397, 421,422, 423, 424, 430, 431, 432, 433, 434, 447, 539, 540, 549, 548, 543, 544, 545, 546, 547, 506, 538, 541, 542, 553, 554 and 555, Police Station Sonarpur, under Rajpur-Sonarpur Municipality, Ward No.01, District-South 24 Parganas.

- ON THE NORTH** : By R.S./L.R. Dag No.1 (P);
- ON THE EAST** : By R.S./L.R. Dag Nos.2 (P) and 9 (P);
- ON THE SOUTH** : By Road;
- ON THE WEST** : By R.S./L.R. Dag Nos.6 (P) and 1 (P).

2. **DOCUMENTS PERUSED:**

Photo-copies of the following:-

- I. **R.S. and L.R. Dag No.1**



- A) Bengali Kobala (Deed of Conveyance) dated the 1st Ashwin, 1369 corresponding to 18th day of September, 1962, made between one Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Smt. Bakul Chowdhury therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.99, Pages 184 to 188, Being No.8634 for the year 1962. A copy of the said is annexed herewith marked with letter "A-1".
- B) Bengali Kobala (Deed of Conveyance) dated the 14th Ashwin, 1369 corresponding to 1st day of October, 1962, made between one Bhibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Mrinal Kanti Majumder, Bimal Kanti Majumder, Amal Kanti Majumder, Kamal Kanti Majumder and Shyamal Kanti Majumder therein collectively referred to as the Purchasers of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.108, Pages 83 to 87, Being No.8974 for the year 1962. A copy of the said is annexed herewith marked with letter "A-2".
- C) Bengali Kobala (Deed of Conveyance) dated the 14th Ashwin, 1369 corresponding to 1st day of October, 1962 made between one Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Rakhil Chandra Dutta therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Being No.8975 for the year 1962. A copy of the said is annexed herewith marked with letter "A-3".
- D) Bengali Kobala (Deed of Conveyance) dated the 14th Ashwin, 1369 corresponding to 1st day of October, 1962 made between one Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Amarendra Nath Dutta therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.111, Pages 28 to 32, Being No.8976 for the year 1962. A copy of the said is annexed herewith marked with letter "A-4".
- E) Bengali Kobala (Deed of Conveyance) dated the 28th Aghrahayn, 1369 corresponding to 14th day of December, 1962, made between one Bhibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Atul Chandra Chakrabarty therein referred to as the Purchaser of the Other Part and registered at the office of District Registrar, 24 Parganas, in Book No.I, Volume No.87, Pages 234 to 239, Being No.4762 for the year 1962. A copy of the said is annexed herewith marked with letter "A-5".



- F) Bengali Kobala (Deed of Conveyance) dated the 3rd Baisakh, 1370 corresponding to 17th day of April, 1963, made between one Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Sujay Ranjan Chowdhury therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.56, Pages 256 to 258, Being No.4160 for the year 1963. A copy of the said is annexed herewith marked with letter "A-6".
- G) Bengali Kobala (Deed of Conveyance) dated the 21st Bhadra, 1380 corresponding to 7th day of September, 1973, made between one Atul Chandra Chakrabarty therein referred to as the Vendor of the One Part and one Puspa Ranjan Pal therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Registration Office Alipore 24 Parganas, in Book No.I, Volume No.133, Pages 278 to 283, Being No.4884 for the year 1973. A copy of the said is annexed herewith marked with letter "A-7".
- H) Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between one Rakhal Chandra Dutta therein referred to as the Donor of the One Part and one Pran Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-Registrar, Alipore in Book No.I, Volume NO. 41, Pages 226 to 229, Being No.1120 for the year 1983. A copy of the said is annexed herewith marked with letter "A-8".
- I) Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between one Rakhal Chandra Dutta therein referred to as the Donor of the One Part and one Braja Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-Registrar, Alipore in Book No.I, Volume No. 41, Pages 230 to 234, Being No.1121 for the year 1983. A copy of the said is annexed herewith marked with letter "A-9".
- J) Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between one Rakhal Chandra Dutta therein referred to as the Donor of the One Part and one Noni Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-Registrar, Alipore in Book No.I, Volume No. 41, Pages 235 to 239, Being No.1122 for the year 1983. A copy of the said is annexed herewith marked with letter "A-10".
- K) Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between one Rakhal Chandra Dutta therein referred to as the Donor of the One Part and one Nitya Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-



Registrar, Alipore in Book No.I, Volume No. 41, Pages 240 to 244, Being No.1123 for the year 1983. A copy of the said is annexed herewith marked with letter "A-11".

L) Bengali Kobala (Deed of Conveyance) dated the 30th Phalgun, 1397 corresponding to 15th day of March, 1991, made between one Smt. Bakul Chowdhury therein referred to as the Vendor of the One Part and one Santosh Samaddar therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpore, 24 Parganas (S), in Book No.I, Volume No.13, Pages 158 to 162, Being No.1734 for the year 1991. A copy of the said is annexed herewith marked with letter "A-12".

M) Bengali Kobala (Deed of Conveyance) dated the 22nd Magh, 1405 corresponding to 5th February, 1999, made between one Mrinal Kanti Majumder, Bimal Kanti Majumder, Amal Kanti Majumder, Kamal Kanti Majumder and Shyamal Kanti Majumder therein jointly referred to as the Vendors of the One Part and one Pratik Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, South 24-Parganas, in Book No.I, Volume No.17, Pages 350 to 356, Being No. 1049 for the year 1999. A copy of the said is annexed herewith marked with letter "A-13".

N) Bengali Kobala (Deed of Conveyance) dated the 22nd Magh, 1405 corresponding to 5th February, 1999, made between one Mrinal Kanti Majumder, Bimal Kanti Majumder, Amal Kanti Majumder, Kamal Kanti Majumder and Shyamal Kanti Majumder therein jointly referred to as the Vendors of the One Part and one Kshitij Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, South 24-Parganas, in Book No.I, Volume No.17, Pages 357 to 363, Being No. 1050 for the year 1999. A copy of the said is annexed herewith marked with letter "A-14".

O) Bengali Kobala (Deed of Conveyance) dated the 24th Ashad, 1404 corresponding to 9th day of July, 1997, made between one Smt. Mukul Roy therein referred to as the Vendor of the One Part and one Smt. Arpita Ghosh, Smt. Kakoli Ghosh and Kaushik Ghosh therein collectively referred to as the Purchasers of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpore, South 24-parganas, in Book No.I, Volume No.96, Pages 322 to 327, Being No.6190 for the year 1997. A copy of the said is annexed herewith marked with letter "A-15".

P) Bengali Kobala (Deed of Conveyance) dated the 5th Ashwin, 1405 corresponding to 22nd day of September, 1998, made between one Amarendra Nath Dutta therein referred to as the Vendor of the One Part



and one Ram Bilash Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, in Book No.I, Volume No.119, Pages 279 to 285, Being No.7297 for the year 1998. A copy of the said is annexed herewith marked with letter "A-16".

Q) Bengali Kobala (Deed of Conveyance) dated the 5th Ashwin, 1405 corresponding to 22nd day of September, 1998, made between one Pran Gopal Dutta therein referred to as the Vendor of the One Part and one Ram Bilash Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, in Book No.I, Volume No.119, Pages 286 to 292, Being No. 7298 for the year 1998. A copy of the said is annexed herewith marked with letter "A-17".

R) Bengali Kobala (Deed of Conveyance) dated the 5th Ashwin, 1405 corresponding to 22nd day of September, 1998, made between one Nitya Gopal Dutta therein referred to as the Vendor of the One Part and one Ram Bilash Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, in Book No.I, Volume No.119, Pages 293 to 300, Being No. 7299 for the year 1998. A copy of the said is annexed herewith marked with letter "A-18".

S) Bengali Kobala (Deed of Conveyance) dated the 5th Ashwin, 1405 corresponding to 22nd day of September, 1998, made between one Noni Gopal Dutta therein referred to as the Vendor of the One Part and one Ram Bilash Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, in Book No.I, Volume No.119, Pages 301 to 307, Being No. 7300 for the year 1998. A copy of the said is annexed herewith marked with letter "A-19".

T) Bengali Kobala (Deed of Conveyance) dated the 5th Ashwin, 1405 corresponding to 22nd day of September, 1998, made between one Braja Gopal Dutta therein referred to as the Vendor of the One Part and one Ram Bilash Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, in Book No.I, Volume No.119, Pages 308 to 314, Being No. 7301 for the year 1998. A copy of the said is annexed herewith marked with letter "A-20".

U) Indenture dated the 30th day of June, 2008, made between one Smt. Arpita Ghosh, Smt. Kakoli Ghosh and Kaushik Ghosh therein collectively referred to as the Vendors of the One Part and one Sandeep Kabra therein referred to as the Purchaser of the Other Part and



registered at the office of Additional District Sub-Registrar, Sonarpore, South 24-parganas, in Book No.I, Being No.06800 for the year 2008. A copy of the said is annexed herewith marked with letter **"A-21"**.

V) Indenture dated the 30th day of June, 2008, made between one Santosh Samaddar therein referred to as the Vendor of the One Part and one Sanjiv Kabra therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, in Book No.I, CD Volume No.19, Pages 755 to 781, Being No.06801 for the year 2008. A copy of the said is annexed herewith marked with letter **"A-22"**.

W) Deed of Conveyance dated the 27th day of December, 2010, made between one Pratik Agarwal therein referred to as the Vendor of the One Part and one Sanjeev Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata, in Book No.I, Pages 6991 to 7007, CD Volume No.29, Being No.12116 for the year 2010. A copy of the said is annexed herewith marked with letter **"A-23"**.

X) Deed of Conveyance dated the 27th day of December, 2010, made between one Kshitij Agarwal therein referred to as the Vendor of the One Part and one Avneesh Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata, in Book No.I, Pages 7027 to 7043, CD Volume No.29, Being No.12118 for the year 2010. A copy of the said is annexed herewith marked with letter **"A-24"**.

Y) Bengali Kobala (Deed of Conveyance) dated the 20th Poush, 1413 corresponding to 5th day of January, 2007, made between one Smt. Rekha Pal therein referred to as the Vendor of the One Part and one Santosh Samaddar therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpore, South 24 Parganas, in Book No.I, Volume No.125, Pages 367 to 374, Being No.6319 for the year 2007. A copy of the said is annexed herewith marked with letter **"A-25"**.

Z) Deed of Conveyance dated the 21st day of January, 2011, made between one Sujay Ranjan Chowdhury therein referred to as the Vendor of the One Part and one Sandeep Kabra therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.2, Pages 2312 to 2329, Being No.434 for the year 2011. A copy of the said is annexed herewith marked with letter **"A-26"**.



- AA) Deed of Conveyance dated the 6th day of May, 2015, made between one Santosh Samaddar therein referred to as the Vendor of the One Part and one Smt. Avantika Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata in Book No.I, Pages 7036 to 7050, CD Volume No.10, Being No.3812 for the year 2015. A copy of the said is annexed herewith marked with letter "A-27".
- BB) Deed of Conveyance dated the 6th day of May, 2015, made between one Santosh Samaddar therein referred to as the Vendor of the One Part and one Smt. Avantika Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas in Book No.I, Pages 5101 to 5115, CD Volume No.11, Being No.3600 for the year 2015. A copy of the said is annexed herewith marked with letter "A-28".
- CC) Deed of Conveyance dated the 6th day of May, 2015, made between one Santosh Samaddar therein referred to as the Vendor of the One Part and one Smt. Asha Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata in Book No.I, Pages 7051 to 7065, CD Volume No.10, Being No.3813 for the year 2015. A copy of the said is annexed herewith marked with letter "A-29".
- DD) Deed of Conveyance dated the 6th day of May, 2015, made between one Santosh Samaddar therein referred to as the Vendor of the One Part and one Smt. Asha Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas in Book No.I, Pages 5086 to 5100, CD Volume No.11, Being No.3599 for the year 2015. A copy of the said is annexed herewith marked with letter "A-30".
- EE) Deed of Conveyance dated the 5th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Asha Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.11, Pages 5146 to 5159, Being No.03656 for the year 2015. A copy of the said is annexed herewith marked with letter "A-31".
- FF) Deed of Conveyance dated the 5th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Avantika Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.11, Pages 5160 to 5173,



Being No.03657 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-32"**.

GG) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Sashi Kabra therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3165 to 3179, Being No.03909 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-33"**.

HH) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Sashi Kabra therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3150 to 3164, Being No.03908 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-34"**.

II) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Sandeep Kabra (HUF) therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3353 to 3367, Being No.03922 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-35"**.

JJ) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Sandeep Kabra (HUF) therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3306 to 3320, Being No.03919 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-36"**.

KK) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Sandeep Kabra (HUF) therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3291 to 3305, Being No.03918 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-37"**.

LL) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Sandeep Kabra (HUF) therein referred to as the Purchaser of the



Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3276 to 3290, Being No.03917 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-38"**.

MM) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Rashmi Kabra therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3261 to 3275, Being No.03916 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-39"**.

NN) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Rashmi Kabra therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3216 to 3230, Being No.03913 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-40"**.

OO) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Archana Kabra therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3246 to 3260, Being No.03915 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-41"**.

PP) Deed of Conveyance dated the 7th day of May, 2015 made between one Ram Bilash Agarwal therein referred to as the Vendor of the One Part and one Smt. Archana Kabra therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24 Parganas, in Book No.I, CD Volume No.12, Pages 3231 to 3245, Being No.03914 for the year 2015. A copy of the said is annexed herewith marked with letter **"A-42"**.

II. R.S. and L.R. Dag No.2

A) Bengali Kobala (Deed of Conveyance) dated the 5th Magh, 1379 corresponding to 20th day of January, 1973, made between one Bhushan Chandra Sardar therein referred to as the Vendor of the One Part and one Smt. Angur Bala Sardar therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Sonarpur in Book No.I, Volume No.2, Pages 235 to 239, Being No.177 for the year 1973. A copy of the said is annexed herewith marked with letter **"B-1"**.



- B) Deed of Conveyance dated the 10th day of December, 1980, made between one Kajal Bala Mondal, Renu Bala Biswas and Reba Rani Sardar therein collectively referred to as the Vendors of the One Part and one Rabindra Nath Sardar and Ranendra Nath Sardar therein jointly referred to as the Purchasers of the Other Part and registered at the office of District Registrar, Alipore in Book No.I, Volume No.301, Pages 72 to 81, Being No.9865 for the year 1980. A copy of the said is annexed herewith marked with letter **"B-2"**.
- C) Bengali Kobala (Deed of Conveyance) dated the 22nd Phalgun, 1401 corresponding to 7th day of March, 1995, made between one Smt. Angur Bala Sardar therein referred to as the Vendor of the One Part and one Rambilas Agarwala therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, South 24-Parganas, in Book No.I, Volume No.28, Pages 39 to 44, Being No.1831 for the year 1995. A copy of the said is annexed herewith marked with letter **"B-3"**.
- D) Bengali Kobala (Deed of Conveyance) dated the 29th Phalgun, 1401 corresponding to 14th day of March, 1995, made between one Rabindra Nath Sardar and Ranendra Nath Sardar therein jointly referred to as the Vendors of the One Part and one Khagesh Gupta therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpore, South 24-Parganas, in Book No.I, Volume No.31, Pages 393 to 398, Being No.2098 for the year 1995. A copy of the said is annexed herewith marked with letter **"B-4"**.
- E) Deed of Sale dated the 27th day of February, 1996, made between one Rambilas Agarwala therein referred to as the Vendor of the One Part and one Sudeep Jain therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur in Book No.I, Volume No.45, Pages 48 to 56, Being No.2949 for the year 1996. A copy of the said is annexed herewith marked with letter **"B-5"**.
- F) Deed of Sale dated the 29th day of February, 1996, made between one Khagesh Gupta therein referred to as the Vendor of the One Part and one Sanjeev Jain therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpore, South 24-Parganas, in Book No.I, Volume No.31, Pages 11 to 19, Being No.2022 for the year 1996. A copy of the said is annexed herewith marked with letter **"B-6"**.
- G) Deed of Conveyance dated the 22nd day of March, 2007, made between one Sanjeev Jain therein referred to as the Vendor of the One



Part and one Avneesh Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar Assurances-I, Kolkata, in Book No.I, CD Volume No.23, Pages 1980 to 2000, Being No.9517 for the year 2010. A copy of the said is annexed herewith marked with letter "**B-7**".

H) Indenture of Conveyance dated the 14th day of December, 2012, made between one Rabindra Nath Sardar therein referred to as the Vendor of the One Part and one Specialty Buildhome LLP therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.36, Pages 3936 to 3951, Being No.9879 for the year 2012. A copy of the said is annexed herewith marked with letter "**B-8**".

I) Indenture of Conveyance (**Deed of Rectification**) dated the 30th day of August, 2013, made between one Rabindra Nath Sardar therein referred to as the Vendor of the First Part and one Specialty Buildhome Limited Liability Partnership therein referred to as the Purchaser of the Second Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.36, Pages 2963 to 2980, Being No.7068 for the year 2013. A copy of the said is annexed herewith marked with letter "**B-9**".

J) Deed of Conveyance dated the 6th day of February, 2007, made between one Sudeep Jain therein referred to as the Vendor of the One Part and one Sanjeev Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata, in Book No.I, CD Volume No.23, Pages 1960 to 1979, Being No.9516 for the year 2010. A copy of the said is annexed herewith marked with letter "**B-10**".

III. R.S. and L.R. Dag No.3

A) Bengali Kobala (Deed of Conveyance) dated the 25th Aghrayan, 1382 corresponding to 11th day of December, 1975, made between one Upendra Nath Naskar therein referred to as the Vendor of the One Part and one Modern Engineering Company therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar, Sonapur, 24-Parganas in Book No.I, Volume No.70, Pages 122 to 125, Being No.4906 for the year 1975. A copy of the said is annexed herewith marked with letter "**C-1**".

B) Indenture of Conveyance dated 9th day of June, 1998, made between one Modern Engineering Company therein referred to as the Vendor of the One Part and one Soumitra Kumar Nahar therein referred to as the Purchaser of the Other Part and registered at the office of



District Sub-Registrar-IV, Alipore in Book No.I, Volume No.17, Pages 314 to 331, Being No.2881 for the year 1998. A copy of the said is annexed herewith marked with letter **"C-2"**.

C) Indenture of Conveyance dated 20th day of December, 2007, made between one Soumitra Kumar Nahar therein referred to as the Vendor of the First Part and one Sandeep Kabra therein referred to as the Purchaser of the Second Part and registered at the office of Additional Registrar of Assurances I, Kolkata in Book No.I, CD Volume No.2, Pages 4495 to 4524, Being No.00658 for the year 2011. A copy of the said is annexed herewith marked with letter **"C-3"**.

IV. R.S. and L.R. Dag No.4

A) Bengali Kobala (Deed of Conveyance) dated the 29th Falgun, 1403 corresponding to 13th day of March, 1997, made between one Smt. Tarabala Paramanik, Palan Paramanik, Bechuram Paramanik, Anand Paramanik, Prafulla Paramanik, Sailen Paramanik, Shyamal Paramanik, Smt. Tagorbala Paramanik, Smt. Kalyani Dasi, Smt. Kajal Paramanik, Smt. Durga Das, Jugal Paramanik, Debu Paramanik, Haran Paramanik, Smt. Parul Paramanik, Prabhas Paramanik and Prashanta Paramanik therein collectively referred to as the Vendors of the One Part and one Saraswati Agarwal therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonapur, South 24-Parganas, in Book No.I, Volume No.67, Pages 212 to 222, Being No.4294 for the year 1997. A copy of the said is annexed herewith marked with letter **"D-1"**.

B) Bengali Kobala (Deed of Conveyance) dated the 29th Falgun, 1403 corresponding to 13th day of March, 1997, made between one Smt. Tarabala Paramanik, Palan Paramanik, Bechuram Paramanik, Anand Paramanik, Prafulla Paramanik, Sailen Paramanik, Shyamal Paramanik, Smt. Tagorbala Paramanik, Smt. Kalyani Dasi, Smt. Kajal Paramanik, Smt. Durga Das, Jugal Paramanik, Debu Paramanik, Haran Paramanik, Smt. Parul Paramanik, Prabhas Paramanik and Prashanta Paramanik therein collectively referred to as the Vendors of the One Part and one Rambilas Agarwala therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonapur, South 24-Parganas, in Book No.I, Volume No.67, Pages 223 to 233, Being No.4295 for the year 1997. A copy of the said is annexed herewith marked with letter **"D-2"**.

C) Indenture of Conveyance dated the 9th day of June, 1998, made between one Rambilas Agarwala therein referred to as the Vendor of the One Part and one Bela Nahar therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV,



Alipore, 24-Parganas, in Book No.I, Volume No.17, Pages 298 to 313, Being No.2880 for the year 1998. A copy of the said is annexed herewith marked with letter **"D-3"**.

D) Indenture of Conveyance dated the 9th day of June, 1998, made between one Saraswati Agarwal therein referred to as the Vendor of the One Part and one Bela Nahar therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, Alipore, 24-Parganas, in Book No.I, Volume No.17, Pages 332 to 347, Being No.2882 for the year 1998. A copy of the said is annexed herewith marked with letter **"D-4"**.

E) Indenture of Conveyance dated the 20th day of December, 2007, made between one Bela Nahar therein referred to as the Vendor of the First Part and one Sanjiv Kabra therein referred to as the Purchaser of the Second Part and registered at the office of Additional Registrar of Assurances I, Kolkata in Book No.I, CD Volume No.2, Pages 4560 to 4588, Being No.00663 for the year 2011. A copy of the said is annexed herewith marked with letter **"D-5"**.

F) Deed of Conveyance dated the 5th day of May, 2015, made between one Saraswati Agarwal therein referred to as the Vendor of the One Part and one Asha Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD Volume No.11, Pages 5131 to 5145, Being No.3655 for the year 2015. A copy of the said is annexed herewith marked with letter **"D-6"**.

G) Deed of Conveyance dated the 5th day of May, 2015, made between one Saraswati Agarwal therein referred to as the Vendor of the One Part and one Avantika Sachdev therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD Volume No.11, Pages 5116 to 5130, Being No.3654 for the year 2015. A copy of the said is annexed herewith marked with letter **"D-7"**.

H) Deed of Conveyance dated the 7th day of May, 2015 made between one Rambilas Agarwal therein referred to as the Vendor of the One Part and one Sandeep Kabra (HUF) therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD volume No.12, Pages 3337 to 3352, Being No.3921 for the year 2015. A copy of the said is annexed herewith marked with letter **"D-8"**.

I) Deed of Conveyance dated the 7th day of May, 2015 made between one Rambilas Agarwal therein referred to as the Vendor of the One Part



and one Sanjeev Kabra (HUF) therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD volume No.12, Pages 3321 to 3336, Being No.3920 for the year 2015. A copy of the said is annexed herewith marked with letter **"D-9"**.

V. R.S. and L.R. Dag No.5

A) Bengali Kobala (Deed of Conveyance) dated the 23rd Falgun, 1366 corresponding to 7th day of March, 1960, made between one Debendra Nath Mondal and Jatindra Nath Mondal therein jointly referred to as the Vendors of the One Part and one Mohan Chandra Mondal therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.27, Pages 273 to 274, Being No.1807 for the year 1960. A copy of the said is annexed herewith marked with letter **"E-1"**.

B) Deed of Sale dated the 25th day of March, 2011, made between one Bholanath Mondal, Samir Mondal, Ranjit Mondal, Adhir Mondal and Sudhir Mondal, Smt. Alpana Mondal, Smt. Sakuntala Mondal, Smt. Bebi Dhali, Swapan Mondal, Madan Mondal, Madhusudan Mondal, Mahesh Chandra Mondal, Kalyan Mondal, Malay Mondal and Smt. Uma Das therein collectively referred to as the Vendors of the One Part and one Patron Commercial (P) Limited and Crescent Estates (P) Limited therein jointly referred to as the Purchasers of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, South 24-Parganas, in Book No.I, Being No.3844 for the year 2011. A copy of the said is annexed herewith marked with letter **"E-2"**.

VI. R.S. and L.R. Dag No.7

A) Bengali Kobala (Deed of Conveyance) dated the 25th Aghrayan, 1382 corresponding to 11th day of December, 1975, made between one Upendra Nath Naskar therein referred to as the Vendor of the One Part and one Modern Engineering Company therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar, Sonarpur, in Book No.I, Volume No.70, Pages 122 to 125, Being No.4906 for the year 1975. A copy of the said is annexed herewith marked with letter **"F-1"**.

B) Bengali Kobala (Deed of Conveyance) dated the 2nd Jaishthya, 1409 corresponding to 17th day of May, 2002, made between one Modern Engineering Company therein referred to as the Vendor of the One Part and one K.M.A. Commodities Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of Additional



District Sub-Registrar, Sonarpur, 24-Parganas, in Book No.I, Volume No.63, Pages 347 to 355, Being No.3881 for the year 2002. A copy of the said is annexed herewith marked with letter **"F-2"**.

C) Bengali Kobala (Deed of Conveyance) dated the 2nd Jaishthya, 1409 corresponding to 17th day of May, 2002, made between one Modern Engineering Company therein referred to as the Vendor of the One Part and one B.M.A. Merchandise Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, 24-Parganas, in Book No.I, Volume No.63, Pages 356 to 363, Being No.3882 for the year 2002. A copy of the said is annexed herewith marked with letter **"F-3"**.

D) By Deed of Conveyance dated the 27th day of October, 2010 made between one K.M.A. Commodities Private Limited therein referred to as the Vendor of the One Part and one Pawan Purta Advisory Services Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD Volume No.28, Pages 1959 to 1974, Being No.8159 for the year 2010. A copy of the said is annexed herewith marked with letter **"F-4"**.

E) By Deed of Conveyance dated the 27th day of October, 2010 made between one B.M.A. Merchandise Private Limited therein referred to as the Vendor of the One Part and one Pawan Purta Advisory Services Private Limited therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas in Book No.I, CD Volume No.28, Pages 1975 to 1990, Being No.8160 for the year 2010. A copy of the said is annexed herewith marked with letter **"F-5"**.

VII. R.S. and L.R. Dag No.8

A) Bengali Kobala (Deed of Conveyance) dated the 29th Ashwin, 1381 corresponding to 15th day of October, 1974, made between one Ganesh Chandra Paul therein referred to as the Vendor of the One Part and one Kamala Majumder therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Registration Office Alipur, 24 Parganas, in Book No.I, Volume No.190, Pages 173 to 177, Being No.7385 for the year 1974. A copy of the said is annexed herewith marked with letter **"G-1"**.

B) Bengali Kobala (Deed of Conveyance) dated the 29th Ashwin, 1381 corresponding to 16th day of October, 1974, made between one Ganesh Chandra Paul therein referred to as the Vendor of the One Part and one



Suresh Chandra Das therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Registration Office Alipur, 24 Parganas, in Book No.I, Volume No.190, Pages 168 to 172, Being No.7384 for the year 1974. A copy of the said is annexed herewith marked with letter "G-2".

C) Deed of Conveyance dated the 30th day of June, 1995, made between one Suresh Chandra Das therein referred to as the Vendor of the One Part and one S. Elango therein referred to as the Purchaser of the Other Part and registered at the office of District Sub-Registrar-IV, South 24-Parganas, Alipore, in Book No.I, Volume No.32, Pages 259 to 272, Being No.1298 for the year 1995. A copy of the said is annexed herewith marked with letter "G-3".

D) Bengali Kobala (Deed of Conveyance) dated the 29th Bhadra, 1406 corresponding to 15th day of September, 1999, made between one S. Elango therein referred to as the Vendor of the One Part and the one Harshita Agarwala therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur, South 24-Parganas, in Book No.I, Volume No.108, Pages 7 to 57, Being No.6552 for the year 1999. A copy of the said is annexed herewith marked with letter "G-4".

E) Indenture dated the 1st day of July, 1996, made between one Kamala Majumder therein referred to as the Vendor of the One Part and one Khagesh Agawala therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpur in Book No.I, Volume No.91, Pages 11 to 19(A), Being No.5910 for the year 1996. A copy of the said is annexed herewith marked with letter "G-5".

F) Deed of Conveyances dated the 8th day of October, 2007 made between one Khagesh Agawala therein referred to as the Vendor of the One Part and one Janak Raj Sachdeva and Smt. Nirmal Sachdev therein jointly referred to as the Purchasers of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata, in Book No.I, CD Volume No.22, Pages 3703 to 3729, Being No.9005 for the year 2010. A copy of the said is annexed herewith marked with letter "G-6".

G) Deed of Conveyances dated the 8th day of October, 2007 made between one Harshita Agarwala therein referred to as the Vendor of the One Part and one Janak Raj Sachdeva and Smt. Nirmal Sachdev therein jointly referred to as the Purchasers of the Other Part and registered at the office of Additional Registrar of Assurances-I, Kolkata, in Book No.I, CD Volume No.22, Pages 3730 to 3754, Being No.9006 for the year 2010. A copy of the said is annexed herewith marked with letter "G-7".



3. THE SEARCHES MADE:

- a) Index-II at the offices of i) Registrar of Assurances, Kolkata, ii) District Registrar, Alipore and iii) Sub-Registrar, Sonarpur in respect of the above land from 1985 to 25th March, 2015;
- b) In the Courts of Learned 2nd Civil Judge [Junior Division] at Baruipur and Learned Civil Judge [Senior Division] at Baruipur in the names of:-
- i) Rabindra Nath Sardar from 2004 to 2012;
 - ii) Soumitra Kumar Nahar, Rekha Pal, Khagesh Agarwala, Harshita Agarwala, Sanjeev Jain, Sudeep Jain, Kshitij Agarwal from 2004 to 2007,
 - iii) Pawanputra Advisors Services Pvt. Ltd. from 2010 to 4th March, 2015
 - iv) Janakraj Sachdev, Avneesh Sachdev, Sandeep Kabra, Sanjeev Sachdev from 2007 to 4th March 2015;
 - v) B.M.A. Merchandise Pvt. Ltd., Pratik Agarwal from 2004 to 2010;
 - vi) Arpita Ghosh from 2004 to 2008;
 - vii) Bela Nahar, Sujan Ranjan Chaudhuri, Swapan Mondal, Uma Das, Kalyan Mondal, Alpana Mondal, Sakuntala Mondal, from 2004 to 2011;
 - viii) Sanjiv Kabra from 2008 to 4th March, 2015;
 - ix) Santosh Samaddar, Rambilash Agarwal, Saraswati Agarwal from 2004 to 4th March, 2015;
 - x) Speciality Buildhome LLP from 2012 to 4th March, 2015;
 - xi) Patron Commercial Pvt. Ltd., Crescent Estates Pvt. Ltd., from 2011 to 4th March, 2015;
- c) At the office of the Land Acquisition Collector, South 24-Parganas.



- d) At the office of the Block Land & Land Revenue Officer, Sonarpur.
- e) At the office of the Metro Railway Authority.
- f) At the office of the Kolkata Metropolitan Development Authority.
- g) At the office of the Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976.

4. SCOPE LIMITATION:

The scope of our report is limited by the following general parameters.

We have assumed that the documents provided to us:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

We have taken due care for preparation of this report, however, it, shall not be responsible, or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Client or otherwise;



The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

5. **DEVOLUTION OF TITLE:**

I. **R.S. and L.R. Dag No.1**

A) One Bibhuti Prasanna Roychowdhury was seized and possessed of and/or otherwise well and sufficiently entitled to amongst others All That the piece and parcel of Sali land measuring an area of 133 decimals, be the same a little more or less, situate and lying at Mouza Garagacha, J.L. No.45, Police Station-Sonarpur, R.S. and L.R. Dag No.1 under R.S. Khatian No.50 the then District 24-Parganas (hereinafter referred to as the **said Larger land**).

B) By a Bengali Kobala (Deed of Conveyance) dated the 30th Ashwin, 1369 corresponding to 17th day of October, 1962, made between the said Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Smt. Kamala Karmakar therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.113, Pages 12 to 17, Being No.9121 for the year 1962, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 5 Cottahs equivalent 8.26 decimals, be the same a little more or less, out of the said larger land (hereinafter referred to as the said **Kamala's land**).

C) By a Bengali Kobala (Deed of Conveyance) dated the 1st Ashwin, 1369 corresponding to 18th day of September, 1962, made between the said Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Smt. Bakul Chowdhury therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.99, Pages 184 to 188, Being No.8634 for the year 1962, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 8 Cottahs, be the



same a little more or less, out of the said larger land (hereinafter referred to as the said **Bakul's land**).

D) By a Bengali Kobala (Deed of Conveyance) dated the 14th Ashwin, 1369 corresponding to 1st day of October, 1962, made between the said Bhibhuti Prasanna Roychowndury therein referred to as the Vendor of the One Part and one Mrinal Kanti Majumder, Bimal Kanti Majumder, Amal Kanti Majumder, Kamal Kanti Majumder and Shyamal Kanti Majumder therein collectively referred to as the Purchasers of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.108, Pages 83 to 87, Being No.8974 for the year 1962, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 13 Cottahs equivalent to 21 decimals, be the same a little more or less, out of the said Larger land (hereinafter referred to as the **Mrinal & others' land**).

E) By a Bengali Kobala (Deed of Conveyance) dated the 14th Ashwin, 1369 corresponding to 1st day of October, 1962 made between the said Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Rakhal Chandra Dutta therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Being No.8975 for the year 1962, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 25 decimals, be the same a little more or less, out of the said larger land (hereinafter referred to as the said **Rakhal's land**).

F) By a Bengali Kobala (Deed of Conveyance) dated the 14th Ashwin, 1369 corresponding to 1st day of October, 1962 made between the said Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Amarendra Nath Dutta therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.111, Pages 28 to 32, Being No.8976 for the year 1962, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 8 decimals, be the same a little more or less, out of the said larger land (hereinafter referred to as the said **Amarendra's land**).

G) By a Bengali Kobala (Deed of Conveyance) dated the 28th Aghrahayn, 1369 corresponding to 14th day of December, 1962, made between the said Bhibhuti Prasanna Roychowndury therein referred to



as the Vendor of the One Part and one Atul Chandra Chakrabarty therein referred to as the Purchaser of the Other Part and registered at the office of District Registrar, 24 Parganas, in Book No.I, Volume No.87, Pages 234 to 239, Being No.4762 for the year 1962, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 16 Cottahs 3 Chittacks, be the same a little more or less, out of the said Larger land (hereinafter referred to as the said **Atul's land**).

H) By a Bengali Kobala (Deed of Conveyance) dated the 3rd Baisakh, 1370 corresponding to 17th day of April, 1963, made between the said Bibhuti Prasanna Roychowdhury therein referred to as the Vendor of the One Part and one Sujay Ranjan Chowdhury therein referred to as the Purchaser of the Other Part and registered at the office of Sub-Registrar of Baruipur, in Book No.I, Volume No.56, Pages 256 to 258, Being No.4160 for the year 1963, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 8 decimals, be the same a little more or less, out of the said larger land (hereinafter referred to as the said **Sujay's land**).

I) By a Bengali Kobala (Deed of Conveyance) dated the 21st Bhadra, 1380 corresponding to 7th day of September, 1973, made between the said Atul Chandra Chakrabarty therein referred to as the Vendor of the One Part and one Puspa Ranjan Pal therein referred to as the Purchaser of the Other Part and registered at the office of Sadar Registration Office Alipore 24 Parganas, in Book No.I, Volume No.133, Pages 278 to 283, Being No.4884 for the year 1973, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said Atul's land.

J) By a Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between the said Rakhil Chandra Dutta therein referred to as the Donor of the One Part and one Pran Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-Registrar, Alipore in Book No.I, Volume No.41, Pages 226 to 229, Being No.1120 for the year 1983, the Donor therein out of his natural love and affection towards Donee therein gifted, transferred, conveyed, assigned and assured unto and in favour of the Donee therein All That the piece and parcel of land measuring an area of 6 Cottahs equivalent to



10 decimals, be the same a little more or less, out of the said **Rakhal's land** (hereinafter referred to as the said **Pran Gopal's land**).

K) By a Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between the said Rakhal Chandra Dutta therein referred to as the Donor of the One Part and one Braja Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-Registrar, Alipore in Book No.I, Volume No. 41, Pages 230 to 234, Being No.1121 for the year 1983, the Donor therein out of his natural love and affection towards Donee therein gifted, transferred, conveyed, assigned and assured unto and in favour of the Donee therein All That the piece and parcel of land measuring an area of 3 Cottahs equivalent to 5 decimals, be the same a little more or less, out of the said **Rakhal's land** (hereinafter referred to as the said **Braja Gopal's land**).

L) By a Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between the said Rakhal Chandra Dutta therein referred to as the Donor of the One Part and one Noni Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-Registrar, Alipore in Book No.I, Volume No. 41, Pages 235 to 239, Being No.1122 for the year 1983, the Donor therein out of his natural love and affection towards Donee therein gifted, transferred, conveyed, assigned and assured unto and in favour of the Donee therein All That the piece and parcel of land measuring an area of 3 Cottahs equivalent to 5 decimals, be the same a little more or less, out of the said **Rakhal's land** (hereinafter referred to as the said **Noni Gopal's land**).

M) By a Bengali Danpatra (Deed of Gift) dated the 31st day of January, 1983 made between the said Rakhal Chandra Dutta therein referred to as the Donor of the One Part and one Nitya Gopal Dutta therein referred to as the Donee of the Other Part and registered at the office of District Sub-Registrar, Alipore in Book No.I, Volume No. 41, Pages 240 to 244, Being No.1123 for the year 1983, the Donor therein out of his natural love and affection towards Donee therein gifted, transferred, conveyed, assigned and assured unto and in favour of the Donee therein All That the piece and parcel of land measuring an area of 3 Cottahs equivalent to 5 decimals, be the same a little more or less, out of the said **Rakhal's land** (hereinafter referred to as the said **Nitya Gopal's land**).

N) By a Bengali Kobala (Deed of Conveyance) dated the 30th Phalgun, 1397 corresponding to 15th day of March, 1991, made between the said Smt. Bakul Chowdhury therein referred to as the Vendor of the One Part and one Santosh Samaddar therein referred to as the Purchaser of the Other Part and registered at the office of Additional District Sub-Registrar, Sonarpore, 24 Parganas (S), in Book No.I, Volume No.13,



Pages 158 to 162, Being No.1734 for the year 1991, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land measuring an area of 4 Cottahs, be the same a little more or less, out of the said Bakul's land (hereinafter referred to as the said **Santosh's 1st plot of land**).

O) By two several Bengali Kobala (Deed of Conveyance) both dated the 22nd Magh, 1405 corresponding to 5th February, 1999, made between the said Mrinal Kanti Majumder, Bimal Kanti Majumder, Amal Kanti Majumder, Kamal Kanti Majumder and Shyamal Kanti Majumder therein collectively referred to as the Vendors of the One Part and the Purchasers therein mentioned below of the Other Part and both registered at the office of Additional District Sub-Registrar, Sonarpur, South 24-Parganas, in Book No.I, Volume No.17 and as per details below, the Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the said Mrinal & others' land in the manner as follows:-

Purchaser	Pages	Being No./year	Area
Pratik Agarwal	350 to 356	1049/1999	10.5 decimals
Kshitij Agarwal	357 to 363	1050/1999	10.5 decimals

P) By a Deed of Conveyance dated the 16th day of March, 1993, made between the said Smt. Kamala Karmakar therein referred to as the Vendor of the One Part and one Smt. Mukul Roy therein referred to as the Purchaser of the Other Part and registered at the office of District Registrar, Alipore, in Book No.I, Volume No.70, Pages 418 to 425, Being No.3779 for the year 1993, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said Kamala's land.

Q) By an Deed of Rectification dated the 30th day of December, 1993, made between the said Smt. Kamala Karmakar therein referred to as the Vendor of the One Part and the said Smt. Mukul Roy therein referred to as the Purchaser of the Other Part and registered at the office of District Registrar, Alipore, in Book No.I, Being No.7 for the year 1993, the parties therein rectified some inevitable mistake made therein the said Deed Being No.3779 for the year 1993.

R) By a Bengali Kobala (Deed of Conveyance) dated the 24th Ashad, 1404 corresponding to 9th day of July, 1997, made between the said Smt. Mukul Roy therein referred to as the Vendor of the One Part and one

