



# SANDIP AGARWAL & CO. ADVOCATES

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SA-669

21/7/13-14

Date: October 7, 2013.

To,  
**Chitrahill Realty**  
Salt Lake Stadium, between Gate Nos. 1 and 2,  
Bhagwan Das Vehicle Test Services,  
1<sup>st</sup> Floor, Kolkata 700 098.

Kind Attn.: Mr. Hemant Kumar Sikaria

**Re:** All That piece or parcel of Land measuring an area of **641 Decimals**, be the same a little more or less, comprised in several R.S. Dag Nos. 9497, 9437, 9438, 9439, 9521, 9411, 9498, 9500, 9436, 9435, 9502, 9434, 9501, 9521, 9520, 9520/9709, 9522 & 9524 appertaining to various R.S. Khatian Nos., under under J.L. No. 8, situated within Mouza - Dakhhin Nimta, within the North Dum Dum Municipality, being Holding No.128, Rabindra Sarani (formerly known as Bachhraj Road), Nimta, Kolkata-700 049. Police Station- Nimta, District- North 24 Parganas.

Sir,

Please find herewith the Report on Title alongwith all annexures as stated therein in respect of the above referred property.

Please acknowledge the same.  
Thanking you.

Yours faithfully,  
For Sandip Agarwal & Co.

*Sandip Agarwal*

Advocate

Encl.: As above

## Report - On - Title

### 1. Definition

In this report, unless it be contrary or repugnant to the subject or context.

- 1.1 "Subject/Said Property" shall mean and include All That piece or parcel of Land measuring an area of 641 Decimals, be the same a little more or less, comprised in several R.S. Dag Nos.9497, 9437, 9438, 9439, 9521, 9411, 9498, 9500, 9436, 9435, 9502, 9434, 9501, 9521, 9520, 9520/9709, 9522 & 9524 appertaining to various R.S. Khatian Nos., under under J.L. No. 8, situated within Mouza - Dakhhin Nimta, within the North Dum Dum Municipality, being Holding No.128, Rabindra Sarani (formerly known as Bachhraj Road), Nimta, Kolkata-700 049. Police Station- Nimta, District- North 24 Parganas. The Dag Nos. with their respective Khatian, nature and area are set out below-

R.S. Dag No.	Khatian No.		Sabek Nature of Land	Area (In Decimals)
	R.S.	New		
9497	1213	2897	Shali	041
9437	1213	2893	Shali	056
9438	498	2884	Shali	031
9439	1471	2887	Shali	036
9521	642	2896	Shali	013
9499	458		Shali	010
9498	747	2890	Shali	020
9500	622	2885	Shali	029
9436	1168	2895	Danga	082
9435	714	2892	Shali	034
9502	482	2888	Shali	114
9434	1985	2891	Shali	026
9501	1424	2886	Shali	024





9520	1415	2893	Shali	037
9520/9709	1415	2898	Shali	047
9522	1145		Shali	027
9524	1145		Shali	014
			<b>Total</b>	<b>641</b>

- 1.2 "Original Owner" shall mean and includes Rajasthan Pipes Private Limited, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered Office at Rabindra Sarani (Bachhraj Road), Nimta, Police Station - Birati, Kolkata-700 049, West Bengal which was originally owned the said property on the strength of several old registered Deeds of Conveyances.
- 1.3 "Owners" shall mean and include the Rajasthan Pipes Private Limited, the original owner itself and Monolta Mansions Private Limited, Passion Projects Private Limited, Starpoint Highrise Private Limited, Sitaram Commotrade Private Limited, Mohan Tie-Up Private Limited, Saroda Vyapaar Private Limited, Satya Sai Vintarde Private Limited, Crossroad Homes Private Limited, Sampat Dealmark Private Limited, Sargam Dealmark Private Limited, Uplink Properties Private Limited, Blow Barter Private Limited, Grihlaxmi Marcom Private Limited, Keystar Developers Private Limited, Rashidhan Nirman Private Limited, Provase Tradelink Private Limited, Hamsafar Shopper Private Limited, Mindpower Housing Private Limited, Pavel Vinimay Private Limited, Ankita Commotrade Private Limited, Aravali Niketan Private Limited, Maa Santoshi Tradecom Private Limited, Maninag Tradecom Private Limited, Prapti Vintrade Private Limited, Sachin Tradelink Private Limited, Saroda Commotarde Private Limited, Jagatrani Marcom Private Limited, Gauri Vyapar Private Limited, Rootstar Dealtrade Private Limited, Sitaram Fabtrade Private Limited, Sukhsagar Retails Private Limited, Topstar Enclave



Private Limited, Winsher Devcon Private Limited, Anuradha Tradelink Private Limited, Apricot Conclave Private Limited, Jagadhatri Vinimay Private Limited, Linkwise Infrastructure Private Limited, Gangaur Dealmark Private Limited, Giraj Vyapaar Private Limited, Dhanshree Marcom Private Limited, Fastflow Estates Private Limited, Appear Piazza Private Limited, Blueview Construction Private Limited, Cute Residency Private Limited, Deargold Promoters Private Limited, Desktop Tardelink Private Limited, Devbhumi Niwas Private Limited, Goldmoon Builders Private Limited, Moonlink Realtors Private Limited, Sibamani Dealtarde Private Limited, Shashi Barter Private Limited, Shashi Dealcom Private Limited, Shashi Dealtrade Private Limited, Usha Commosale Private Limited, Manmohan Vinimay Private Limited, incorporated under the provisions of the Companies Act, 1956, who presently owned the said/subject property on the strength of several registered Deeds of Conveyances.

2. **Production of Title Deeds And Other Documents:**  
**Photocopies** of the following documents were produced before us :-

- 2.1 Bengali Deed of Conveyance, dated 11<sup>th</sup> May, 1957 made between one Dinesh Chandra Acharya as vendor and one Radha Kanto Das as purchaser in respect of Dag No.9498.
- 2.2 Bengali Deed of Conveyance, dated 11<sup>th</sup> April, 1961 made between one Indra Rekha Pal as vendor and Rajasthan Pipes Private Limited as purchaser in respect of Shali land appertaining to Dag Nos. 9497 & 9437, comprised in Khatian No.1213 measuring an area of 41 and 56 Decimals respectively aggregating to 97 Decimals.
- 2.3 Bengali Deed of Conveyance, dated 11<sup>th</sup> April, 1961 made between one Shib Shankar Pal as vendor and Rajasthan Pipes Private





- Limited as purchaser in respect of Shali land appertaining to Dag No. 9438, comprised in Khatian No.498 measuring an area of 31 Decimals.
- 2.4 Bengali Deed of Conveyance, dated 11<sup>th</sup> April, 1961 made between one Ram Krishna Pal as vendor and Rajasthan Pipes Private Limited as purchaser in respect of Shali land appertaining to Dag No. 9439, comprised in Khatian No.1471 measuring an area of 36 Decimals.
- 2.5 Bengali Deed of Conveyance, dated 10<sup>th</sup> June, 1961 made between Radha Rani Kundu as vendor and Rajasthan Pipes Private Limited as purchaser in respect of land appertaining to Dag No. 9521, comprised in Khatian No.642 measuring an area of 13 Decimals.
- 2.6 Bengali Deed of Conveyance, dated 10<sup>th</sup> June, 1961 made between Shri Hari Dhar as vendor and Rajasthan Pipes Private Limited as purchaser in respect of land appertaining to Dag No. 9499, comprised in Khatian No.458 measuring an area of 05 Decimals.
- 2.7 Bengali Deed of Conveyance, dated 10<sup>th</sup> June, 1961 made between Prahlad Chandra Saha as vendor and Rajasthan Pipes Private Limited as purchaser in respect of Shali land appertaining to Dag No. 9498, comprised in Khatian No.747 measuring an area of 6.67 Decimals.
- 2.8 Bengali Deed of Conveyance, dated 16<sup>th</sup> June, 1961 made between Ajit Kumar Ghosh as vendor and Rajasthan Pipes Private Limited as purchaser in respect of Shali land appertaining to Dag No. 9500, comprised in Khatian No.622 measuring an area of 29 Decimals.
- 2.9 Bengali Deed of Conveyance, dated 27<sup>th</sup> June, 1961 made between Jatra Mohon Dhar as vendor and Rajasthan Pipes Private Limited



- 2.15 Bengali Deed of Conveyance, dated 27<sup>th</sup> December, 1962 made between Rani Bala Roy as vendor and Rajasthan Pipes Private Limited as purchaser in respect of land appertaining to Dag No. 9521, comprised in Khatian No.642 measuring an area of 06.50 Decimals.
- 2.16 Bengali Deed of Conveyance, dated 26<sup>th</sup> November, 1963 made between Kali Pada and others as vendors and Rajasthan Pipes Private Limited as purchaser in respect of Shali land appertaining to Dag No. 9520, comprised in Khatian No.1415 measuring an area of 84 Decimals, Dag No. 9522, comprised in Khatian No.1154 measuring an area of 27 Decimals and Dag No. 9524, comprised in Khatian No.1154 measuring an area of 14 Decimals, aggregating to 125 Decimals.
- 2.17 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Saroda Vyapaar Private Limited and Satya Sai Vintarde Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That** Shali land measuring about 20 (Twenty) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9498 under R.S. Khatian No. 747, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1356 to 1372, being No. 00581 for the year 2012;
- 2.18 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Keystar Developers Private Limited, Rashidhan Nirman Private Limited and Provase Tradelink Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That** Shali land measuring about 37 (Thirty seven)





decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9520 under R.S. Khatian No. 1415, Police Station- Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1467 to 1481, being No. 00582 for the year 2012;

2.19 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Monolta Mansions Private Limited, Passion Projects Private Limited and Starpoint Highrise Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 29 (Twenty nine) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9500 under R.S. Khatian No. 622, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1926 to 1941, being No. 00583 for the year 2012;

2.20 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Sitaram Commotrade Private Limited and Mohan Tie-up Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 26 (Twenty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9434 under R.S. Khatian No. 1185, Police Station- Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1482 to 1496, being No. 00584 for the year 2012;



- 2.21 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Aravali Niketan Private Limited, Sukhsagar Retails Private Limited, Topstar Enclave Private Limited and Winsher Devcon Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 47 (Forty seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9520/9709 under R.S. Khatian No. 1415, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1942 to 1957, being No. 00585 for the year 2012;
- 2.22 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Ankita Commotrade Private Limited, Anuradha Tradelink Private Limited, Maa Santoshi Tradecom Private Limited, Maninag Tradecom Private Limited, Prapti Vintrade Private Limited, Sachin Tradelink Private Limited and Saroda Commotarde Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Danga** land measuring about 82 (Eighty Two) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9436 under R.S. Khatian No. 1168, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 2037 to 2054, being No. 00586 for the year 2012;
- 2.23 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Apricot Conclave Private Limited, therein referred to as the Purchaser of the other part in respect of **All That Shali** land measuring about 13 (Thirteen) decimals more or less





lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, being No. 00587 for the year 2012;

2.24 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Uplink Properties Private Limited, therein referred to as the Purchaser of the other part in respect of **All That Shali** land measuring about 14 (Fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9524 under R.S. Khatian No. 1145, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1976 to 1990, being No. 00588 for the year 2012;

2.25 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Jagadhatri Vinimay Private Limited and Linkwise Infrastructure Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 24 (Twenty Four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No.8, Touzi No.173, R.S. Dag No. 9501 under R.S. Khatian No. 1424, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1991 to 2005, being No. 00589 for the year 2012;

2.26 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Jagatrani Marcom Private Limited, Gauri



Vyapaar Private Limited and Gangaur Dealmark Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 34 (Thirty four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9435 under R.S. Khatian No. 714, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. 1, CD Volume No. 2, Pages from 1373 to 1388, being No. 00591 for the year 2012;

227 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Giraj Vyapaar Private Limited, Blow Barter Private Limited and Grihlaxmi Marcom Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 36 (Thirty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9439 under R.S. Khatian No. 1471, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. 1, CD Volume No. 2, Pages from 1389 to 1403, being No. 00592 for the year 2012;

228 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Rootstar Dealtrade Private Limited and Sitaram Fabtrade Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 27 (Twenty seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9522 under R.S. Khatian No. 1145, Police Station - Dum Dum, District- North 24 Parganas and duly registered with





the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1401 to 1418, being No. 00593 for the year 2012;

Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Dhanshree Marcom Private Limited, Fastflow Estates Private Limited and Appear Piazza Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That** Shali land measuring about 31 (Thirty one) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9438 under R.S. Khatian No. 498, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1419 to 1434, being No. 00594 for the year 2012;

Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Blueview Construction Private Limited, Cute Residency Private Limited, Deargold Promoters Private Limited, Desktop Tardelink Private Limited, Devbhumi Niwas Private Limited, Goldmoon Builders Private Limited, Hamsafar Shopper Private Limited, Mindpower Housing Private Limited, Moonlink Realtors Private Limited and Pavel Vinimay Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That** Shali land measuring about 114 (One hundred Fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9502 under R.S. Khatian No. 482, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1497 to 1515, being No. 00596 for the year 2012;



- 2.31 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Crossroad Homes Private Limited, Sampat Dealmark Private Limited, Sargam Dealmark Private Limited and Sibamani Dealtarde Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 41 (Forty One) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9497 under R.S. Khatian No. 1213, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1435 to 1450, being No. 00598 for the year 2012;
- 2.32 Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Shashi Barter Private Limited, Shashi Dealcom Private Limited, Shashi Dealtrade Private Limited, Usha Commosale Private Limited and Manmohan Vinimay Private Limited, therein collectively referred to as the Purchasers of the other part in respect of **All That Shali** land measuring about 56 (Fifty six) decimals more or less lying and situate at Mouza - Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9437 under R.S Khatian No. 1213, Police Station - Dum Dum, District- North 24 Parganas and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1451 to 1466, being No. 00599 for the year 2012;
- 2.33 Renewal of Consent to Operate dated 2<sup>nd</sup> March, 2011 issued by West Bengal Pollution Control Board.
- 2.34 Opinion on Title of Property, dated 25<sup>th</sup> February, 2011 given by Ahibhusan Chakrabarti, Advocate.





- 2.35 Memorandum and articles of association of Rajasthan Pipes private Limited
- 2.36 Property Tax receipt issued on 21.04.2011 by North Dum Dum Municipality in respect of the subject property.
- 2.37 Receipts for Mutation Application issued by North Dum Dum Municipality.
- 2.38 Certificates in respect of the nature of Land use issued by North Dum Dum Municipality.
- 2.39 No objection certificate for conversion of land to residential purposes in respect of the subject property issued by North Dum Dum Municipality.
- 2.40 Assessment Roll in respect of the subject property of North Dum Dum Municipality.
- 2.41 14 Nos. of Mutation certificates issued separately by B.L. & L.R.O., Barrackpur -II, Kolkata 700 114 in respect of the subject property.

Copies of the aforesaid documents are annexed hereto and marked as Annexure A-1 to A-41 respectively.

#### **Offices Where Searches Have Been Conducted**

##### **At Registration Office:**

- 3.1.1 **Registrar of Assurances, Kolkata:** Searches have been conducted for the year from 1981 to 16<sup>th</sup> December, 2011 in INDEX - I and INDEX - II:

No entries concerning the subject property was found for the said period.



It may be noted that the records of the registration office pertaining to certain period are partly torn and the same will be evident from the Searcher's report sheets hereafter annexed.

112 **District Registrar, Barasat:** Searches have been conducted for the year from 1980 to 11<sup>th</sup> June, 2013 in **INDEX - I** and **INDEX - II:**

No entries were found for the said period regarding the said Property.

It may be noted that the records of the registration office pertaining to certain period are partly torn and the same will be evident from the Searcher's report sheets hereafter annexed.

113 **Additional District Sub-Registrar, Cossipore, Dum Dum:** Searches were conducted for the period from 1980 to 11<sup>th</sup> June, 2013 in **INDEX - I** and **INDEX - II:**

No entries were found for the said period regarding the said Property.

It may be noted that the records of the registration office pertaining to certain period are partly torn and the same will be evident from the Searcher's report sheets hereafter annexed.

Total 7 Nos. of search receipts in original bearing Nos. 013320 to 013326 issued by the Office of the Registrar of Assurances, Calcutta and Total 8 Nos. of search receipts in original bearing Nos.027115 to 027122 issued by the District Registrar, Barasat and Additional District Sub-Registrar, Cossipore, Dum Dum, along with the Searcher's report sheets are annexed hereto and collectively marked as **Annexure B.**

11 **At Civil Courts:**





3.2.1

**1<sup>st</sup> Court of Learned Civil Judge (Senior Division), Barasat:**  
Searches were conducted in the name of the original owner in the 1<sup>st</sup> Court of Ld. Civil Judge (Senior Division) at Barasat for the period from 2000 to 19<sup>th</sup> December, 2011. No title suit, money suit, title execution and money execution case was found to be filed or pending by and against the original owner.

4 Nos. of Original Information Report Sheets of Civil Judge (Senior Division), Barasat are annexed hereto and collectively marked as **Annexure C.**

3.2.2

**3<sup>rd</sup> Court of Learned Civil Judge (Junior Division), Sealdah:**  
Searches were conducted in the name of the original owner in the 3<sup>rd</sup> Court of Ld. Civil Judge (Junior Division) at Sealdah for the period from 2000 to 20<sup>th</sup> December, 2011. No title suit, money suit, title execution and money execution case was found to be filed or pending by and against the original owner.

4 Nos. of Original Information Report Sheet of Civil Judge (Junior Division), Sealdah are annexed hereto and collectively marked as **Annexure D.**

3.3

**Land Acquisition Department:**

We made an informal enquiry at the concerned Land Acquisition office and wherefrom we were informally informed that the subject property was not subject to any acquisition till 2011.

3.4

**At Office of the BL & LRO:** The Owners have caused their names to be mutated in the records of the concerned BL & LRO.

3.5

**At Municipality-** the owners have applied to the North Dum Dum Municipality for mutation of their names in the records of the Municipality.







**Title: Ownership**

**Ownership in respect of R. S. Dag No. 9498:**

**THAT** by a Deed of conveyance dated 23<sup>rd</sup> April, 1957 Chhapla Bala Das (alias Chhapla Bala Kol) wife of Lokenath Kol purchased 6.66 (Six point six six) decimals more or less from Manindra Chandra Guha and registered the same at the Sub registry office, Cossipore Dum Dum and recorded in Book No. I, Volume No. 53, Pages 223 to 225 and being Deed No. 3151 for the year 1957;

**AND THAT** in the premises Chhapla Bala Das (alias Chhapla Bala Kol) wife of Lokenath Kol became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 6.66 (Six point six six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S.Dag No. 9498 under R.S. Khatian No. 747, Police Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by another Deed of conveyance dated 11<sup>th</sup> May, 1957 Radha Kanta Das purchased 6.66 (Six point six six) decimals more or less from Dinesh Chandra Acharya and registered the same at the Sub registry office, Cossipore Dum Dum and recorded in Book No. I, Volume No. 72, Pages 46 to 49 and being Deed No. 3809 for the year 1957;

**AND THAT** in the premises Radha Kanta Das also became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 6.66 (Six point six six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J. L. No. 8, Touzi No.173, R.S. Dag No. 9498 under R.S. Khatian No. 747, Police



Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore, Dum Dum.

**AND THAT** in the premises Chhapla Bala Das (alias Chhapla Bala Kol) wife of Loknath Kol and Radha Kanta Das became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of a total of **All That Shali** land measuring about 13.33 (Thirteen point three three) decimals more or less lying and situate at Mouza - Dakshin Nimta, J.L. No.8, Touzi No.173, R.S.Dag No.9498 under R.S.Khatian No. 747, Police Station- Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore, Dum Dum;

**AND THAT** by a Deed of conveyance dated 29<sup>th</sup> December, 1961 the said Chhapla Bala Das (alias Chhapla Bala Kol) wife of Lokenath Kol and Radha Kanta Das sold transferred and conveyed **All That Shali** land measuring about 13.33 (Thirteen point three three) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9498 under R.S.Khatian No. 747, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office, Cossipore Dum Dum and recorded in and being Deed No. 9708 for the year 1961;

**AND THAT** one Ksitish Chandra Sircar was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That Shali** land measuring about 6.67 (Six point six seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J. L. No. 8, Touzi No. 173, R.S. Dag No. 9498 under R.S. Khatian No. 747, Police Station- Dum Dum within





District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 18<sup>th</sup> July, 1960 the said Ksitish Chandra Sircar sold transferred and conveyed **All That Shali** land measuring about 6.67 (Six point six seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S.Dag No. 9498 under R.S. Khatian No. 747, Police Station - Dum Dum within District- North 24 Parganas, Sub - Registry office at Cossipore Dum Dum unto and in favour of Sri Prahlad Chandra Saha at or for the consideration mentioned therein and registered in the Sub-Registry office and recorded in Book No. I, Volume No. 90, Pages 121 to 123 and being Deed No. 6113 for the year 1960 ;

**AND THAT** in the premises Sri Prahlad Chandra Saha became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in tee simple in possession of **All That Shali** land measuring about 6.67 (Six point six seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9498 under R.S. Khatian No. 747, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum free from all encumbrances, charges, lispens and claim of whatsoever and howsoever nature;

**AND THAT** by a Deed of conveyance dated 10<sup>th</sup> June, 1961 the said Prahlad Chandra Saha sold transferred and conveyed **All That Shali** land measuring about 6.67 (Six point six seven) decimals more or less lying and situate at Mouza- Dakshin Nirnta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9498 under R.S. Khatian No. 747, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration



mentioned therein and registered in the Sub-Registry office, Cossipore Dum Dum and recorded in and being Deed No. 4833 for the year 1961.

**AND THAT** in the premises above Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That Shali** land measuring about 20 (Twenty) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9498 under R.S. Khatian No. 747, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Saroda Vyapaar Private Limited and Satya Sai Vintarde Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. 1, CD Volume No. 2, Pages from 1356 to 1372, being No. 00581 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Saroda Vyapaar Private Limited and Satya Sai Vintarde Private Limited **All That Shali** land measuring about 20 (Twenty) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9498 under R.S. Khatian No. 747, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership in respect of R. S. Dag No. 9520:**

**THAT** one Dwarika Nath Pant was absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That Shali** land measuring about 37





(Thirty seven) decimals more or less lying and situate at Mouzo-Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S.Dag No. 9520 under R.S. Khatian No. 1415, Police Station - Dum Dum within District-Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** the said Dwarika Nath Pant died intestate leaving behind his four sons namely Kali Pado Pant, Bhushan Chandra Pant, Surendra Kumar Pant and Purcna Chandra Pant as his only legal who became entitled to all the properties left over by Late Dwarika Nath Pant;

**AND THAT** one of his sons Surendra Nath Pant died as a Bachelor and another son Purna Chandra Pant and his wife died leaving behind their only Minor son Parichu Gopal Pant;

**AND THAT** in the premises the surviving heirs namely Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant became fully entitled to all the properties left over by Late Dwarika Prasad Pant;

**AND THAT** by a Deed of conveyance dated 26<sup>th</sup> November, 1963 the said Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant (Rpresented by Bhushan Chandra Pant) sold transferred and conveyed **All That Shali** and measuring about 37 (Thirty seven) decimals more or less lying and situate at Mouza - Dakshin, Nimta, J.L. No.8, Touzi No.173, R.S.Dag No. 9520 under R.S. Khatian No.1415, Police Station - Dum Dum within District-Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in and being Deed No. 8740 for the year 1963;



**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That Shali** land measuring about 37 (Thirty seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9520 under R.S.Khatian No. 1415, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Keystar Developers Private Limited, Rashidhan Nirman Private Limited and Provase Tradelink Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1467 to 1481, being No. 00582 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Keystar Developers Private Limited, Rashidhan Nirman Private Limited and Provase Tradelink Private Limited **All That Shali** land measuring about 37 (Thirty seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9520 under R.S. Khatian No. 1415, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership in respect of R. S. Dag No. 9500:**

**THAT** one Usha Rani Debi (alias Usha Rani Ghosal) wife of Shiv Prasanna Ghosal was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That Shali** land measuring about 29 (Twenty





nine) decimals more or less lying and situate at Mouza - Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9500 under R.S. Khatian No. 622, Police Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

AND THAT the said Usha Rani Debi (alias Usha Rani Ghosal) died intestate leaving behind her only legal heir being her husband Sri Shiv Prasanna Ghosal who became entitled to all the properties left over by Late Usha Rani Debi (alias Usha Rani Ghosal);

AND THAT by a Deed of conveyance- dated 28<sup>th</sup> February, 1961 the said Shiv Prasanna Ghosal sold transferred and conveyed All That Shali land measuring about 29 (Twenty nine) decimals more or less, lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9500 under R.S. Khatian No. 622, Police Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office - Cossipore Dum Dum in favour of Sri Ajit Kumar Ghosh at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Book no- 1, Volume No. 34 Pages 55-57 and being Deed No. 1608 for the year 1961;

AND THAT in the premises the said Sri Ajit Kumar Ghosh became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of the said land being All That Shali land measuring about 29 (Twenty nine) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9500 under R.S. Khatian No. 622, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

AND THAT by a Deed of conveyance dated 16<sup>th</sup> June, 1961 the said Ajit Kumar Ghosh sold transferred and conveyed the said land being All That Shali land measuring about 29 (Twenty nine)



decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9500 under R.S. Khatian No. 622, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Shiv Shankar Pal Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and being Deed no 4977 for the year 1961;

**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That Shali** land measuring about 29 (Twenty nine) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9500 under R.S. Khatian No. 622, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Monolta Mansions Private Limited, Passion Projects Private Limited and Starpoint Highrise Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1926 to 1941, being No. 00583 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Monolta Mansions Private Limited, Passion Projects Private Limited and Starpoint Highrise Private Limited **All That Shali** land measuring about 29 (Twenty nine) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9500 under R.S. Khatian





No. 622, Police Station - Dum Dum within District- North 24 Parganas., Sub-Registry office at Cossipore, Dum Dum;

**Ownership of Title in respect of R. S. Dag No. 9434:**

**THAT** Smt. Indra Rekha Pal was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 26 (Twenty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9434 under R.S. Khatian No. 1185, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 4<sup>th</sup> December, 1962 the aforesaid Son, Indra Rekha Pal sold transferred and conveyed **All That** Shali land measuring about 26 (Twenty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9434 under R.S. Khatian No. 1185, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Deed No. 9431 for the year 1962;

**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 26 (Twenty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9434 under R.S. Khatian No. 1185, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;



AND THAT by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Sitaram Commotrade Private Limited and Mohan Tie-up Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1482 to 1496, being No. 00584 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Sitaram Commotrade Private Limited and Mohan Tie-up Private Limited All That Shali land measuring about 26 (Twenty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9434 under R.S. Khatian No. 1185, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership of Title in respect of R. S. Dag No. 9520/9709:**

THAT one Dwarika Nath Pant was absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of All That Shali land measuring about 84 (Eighty Four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9520 under R.S. Khatian No. 1415, Police Station- Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

AND THAT the said Dwarika Nath Pant died intestate leaving behind behind his four sons namely Kali Pado Pant, Bhushan Chandra Pant, Surendra Kumar Pant and Purcna Chandra Pant as his only legal who became entitled to all the properties left over by Late Dwarika Nath Pant ;





AND THAT one of his sons Surendra Nath Pant died as a Bachelor and another son Purna Chandra Pant and his wife died leaving behind their only Minor son Panchu Gopal Pant;

AND THAT in the premises the surviving heirs namely Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant became fully entitled to all the properties left over by Late Dwarika Prasad Pant;

AND THAT by a Deed of conveyance dated 26<sup>th</sup> November, 1963 the said Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant (represented Bhushan Chandra Pant) sold transferred and conveyed **All That** Shali land measuring about 84 (Eighty Four) decimals more or less lying and situate at Mouza-Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9520 under R.S. Khatian No. 1415, Police Station - Dum Dum within District-Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in and being Deed No. 8740 for the year 1963 ;

AND THAT in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That** Shali land measuring about 84 (Eighty Four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9520 under R.S. Khatian No. 1415, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;



AND THAT the Plot/Dag No. 9520 consisting of 84 (Eighty Four) decimals has since been divided into 2 (Two) separate plots being :

Plot/Dag No. 9520 --- 37 (Thirty seven) Sataks and  
Plot/Dag No. 9520/9709 --- 47 (Forty seven) Sataks.

AND THAT by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Aravali Niketan Private Limited, Sukhsagar Retails Private Limited, Topstar Enclave Private Limited and Winsher Devcon Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 1942 to 1957, being No. 00585 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Aravali Niketan Private Limited, Sukhsagar Retails Private Limited, Topstar Enclave Private Limited and Winsher Devcon Private Limited All That Shali land measuring about 47 (Forty seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9520/9709 under R.S. Khatian No. 1415, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

Ownership of Title in respect of R. S. Dag No. 9436:

THAT one Nur Bux Mallick was absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of All That Danga land measuring about 82 (Eighty two) decimals more or less lying and situate at Mouza- Dakskin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9436 under R.S. Khatian No. 1168, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;





**AND THAT** by a Deed of conveyance dated 13<sup>th</sup> February, 1958 the said Nur Bux Mallick sold transferred and conveyed **All That** Danga land measuring about 82 (Eighty Two) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9436 under R.S. Khatian No. 1168, Police Station - Dum Dum within District- North 24 Parganas, Sub- Registry office at Cossipore Dum Dum unto and in favour of Sri Naresh Chandra Roy & ors. at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Book No. I, Volume No. 23 Pages 1 15-117 and being Deed No. 989 for the year 1958;

**AND THAT** in the premises the said Sri Naresh Chandra Roy & Ors. became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Danga land measuring about 82 (Eighty two) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9436 under R.S. Khatian No. 1168, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 8<sup>th</sup> September, 1961 the said Naresh Chandra Roy & ors. sold transferred and conveyed **All That** Danga land measuring about 82 ( Eighty Two ) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9436 under R.S. Khatian No. 1168, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore, Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Deed No. 7283 for the year 1961;



**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That Danga** land measuring about 82 (Eighty two) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9436 under R.S. Khatian No. 1168, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Ankita Commotrade Private Limited, Anuradha Tradelink Private Limited, Maa Santoshi Tradecom Private Limited, Maninag Tradecom Private Limited, Prapti Vintrade Private Limited, Sachin Tradelink Private Limited and Saroda Commotarde Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum in Book No. I, CD Volume No. 2, Pages from 2037 to 2054, being No. 00586 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Ankita Commotrade Private Limited, Anuradha Tradelink Private Limited, Maa Santoshi Tradecom Private Limited, Maninag Tradecom Private Limited, Prapti Vintrade Private Limited, Sachin Tradelink Private Limited and Saroda Commotarde Private Limited **All That Danga** land measuring about 82 (Eighty Two) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9436 under R.S. Khatian No. 1168, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership in respect of R. S. Dag No. 9521:**





**THAT** one Manindra Lal Dhar was absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum:

**AND THAT** by a Deed of conveyance dated 18<sup>th</sup> March, 1957 the said Manindra Lal Dhar sold transferred and conveyed **All That** Shali land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas. Sub-Registry office at Cossipore Dum Dum unto and in favour of Smt. Radha Rani Kundu at or for the consideration mentioned therein and registered in the Sub-Registry office and recorded in Book No. I, Volume No. 52, Pages 69-71 and being Deed No. 2151 for the year 1957 ;

**AND THAT** in the premises Smt. Radha Rani Kundu became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to 7in fee simple in possession of **All That** Shali land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 10<sup>th</sup> June, 1961 the said Smt. Radha Rani Kundu sold transferred and conveyed **All That** Shali land measuring about 6.5 or 6 1/2 (Six point five )



decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited, at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in and being Deed No. 4831 for the year 1961 ;

**AND THAT** one Narendra Nath Mulo son of Satrughna Mulo was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That Shali** land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 11<sup>th</sup> May, 1956 the said Narendra Nath Mulo son of Satrughna Mulo sold transferred and conveyed **All That Shali** land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Sadhan Prasad Choudhury at or for the consideration mentioned therein and registered in the Sub-Registry office being Deed No. 4664 for 1956 ;

**AND THAT** in the premises Sri Sadhan Prasad Choudhury became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That Shali** land measuring about 6.5 or 6 1/2 (Six point five) decimals





more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S.Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 7<sup>th</sup> August, 1958 the said Sadhan Prasad Choudhury sold transferred and conveyed **All That** Shali land measuring about 6.5 or 6 1/2 (six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Bholanath Bandhopadhay at or for the consideration mentioned therein and registered in the Sub-Registry office being Deed No. 4816 for 1958 ;

**AND THAT** in the premises Sri Bholanath Bandhopadhay became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 6.5 or 6 1/2 (Six point five ) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 28<sup>th</sup> December, 1959 the said Bholanath Bandhopadhay sold transferred and conveyed **All That** Shali land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Smt. Rani Bala Roy at or for the consideration mentioned therein and registered in the Sub-Registry office and recorded in Book No. 1, Volume No. 121, Pages 157-159 and being Deed No. 8632 for the year 1959;



AND THAT in the premises Smt. Rani Bala Roy became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That Shali** land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

AND THAT by a Deed of conveyance dated 27<sup>th</sup> December, 1962 the said Smt. Rani Bala Roy sold transferred and conveyed **All That Shali** land measuring about 6.5 or 6 1/2 (Six point five) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in and being Deed No. 10112 for the year 1961 ;

AND THAT in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That Shali** land measuring about 13 (Thirteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Tquzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

AND THAT by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred





to as the vendor of the one part and Apricot Conclave Private Limited, therein referred to as the Purchaser of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, being No. 00587 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Apricot Conclave Private Limited All That Shali land measuring about 13 (Thirteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9521 under R.S. Khatian No. 642, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership of Title in respect of R. S. Dag No. 9524:**

THAT one Dwarika Nath Pant was absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of All That Shali land measuring about 14 (Fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9524 under R.S. Khatian No. 1145, Police Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

AND THAT the said Dwarika Nath Pant died intestate leaving behind behind his four sons namely Kali Pado Pant, Bhushan Chandra Pant, Surendra Kumar Pant and Purcna Chandra Pant as his only legal who became entitled to all the properties left over by Late Dwarika Nath Pant ;

AND THAT one of his sons Surendra Nath Pant died as a Bachelor and another son Purna Chandra Pant and his wife died leaving behind their only Minor son Panchu Gopal Pant;

AND THAT in the premises the surviving heirs namely Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant



became fully entitled to all the properties left over by Late Dwarika Prasad Pant;

**AND THAT** by a Deed of conveyance dated 26<sup>th</sup> November, 1963 the said Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant (Rpresented by Bhushan Chandra Pant) sold transferred and conveyed **All That** Shali land measuring about 14 (Fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9524 under R.S. Khatian No. 1145, Police Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in and being Deed No. 8740 for the year 1963 ;

**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That** Shali land measuring about 14 (Fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9524 under R.S. Khatian No. 1145, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Uplink Properties Private Limited, therein referred to as the Purchaser of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1976 to 1990, being No. 00588 for the year 2012, the said Rajasthan Pipes (Private) Limited, for





the consideration therein mentioned sold and conveyed in favour of the said Uplink Properties Private Limited **All That** Shali land measuring about 14 (Fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9524 under R.S. Khatian No. 1145, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership of Title in respect of R. S. Dag No. 9501:**

**THAT** Smt. Indra Rekha Pal was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 24 (Twenty Four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9501 under R.S.Khatian No. 1424, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 4<sup>th</sup> December, 1962 the aforesaid Smt. Indra Rekha Pal sold transferred and conveyed **All That** Shali land measuring about 24 (Twenty Four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9501 under R.S.Khatian No. 1424, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Deed No. 9431 for the year 1962 ;

**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 24 (Twenty Four) decimals more



or less lying and situate at Mouza- Dakshin Nimta, J.L. No.8, Touzi No.173, R.S. Dag No. 9501 under R.S. Khatian No.1424, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Jagadhatri Vinimay Private Limited and Linkwise Infrastructure Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1991 to 2005, being No. 00589 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Jagadhatri Vinimay Private Limited and Linkwise Infrastructure Private Limited **All That** Shali land measuring about 24 (Twenty Four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No.8, Touzi No.173, R.S. Dag No. 9501 under R.S. Khatian No. 1424, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership of Title in respect of R. S. Dag No. 9435:**

**THAT** one Dassi Rani Dasi was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 34 (Thirty four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9435 under R.S.Khatian No. 714, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** the said Dassi Rani Dasi Died intestate leaving behind her 3 (three) brother's sons namely Jitendra Nath Ghosh,





Jyotindra nath Ghosh and Jeevan Chandra Ghosh who became fully entitled to all the properties left over by the late Mukti Sudha Dassi ;

**AND THAT** by a Deed of conveyance dated 5<sup>th</sup> April, 1950 the said Jitendra Nath Ghosh, Jyotindra nath Ghosh and Jeevan Chandra Ghosh sold transferred and conveyed **All That** Shali land measuring about 34 (Thirty four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No.8, Touzi No.173, R.S.Dag No. 9435 under R.S.Khatian No. 714, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Sri Jognath Chattopadhyay at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Book NO.1, Volume No.17, Pages 281-283 and being Deed No. 1939 for the year 1950;

**AND THAT** in the premises the said Sri Jognath Chattopadhyay became absolutely seized, and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 34 (Thirty four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No.173, R.S. Dag No. 9435 under R.S. Khatian No. 714, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 13<sup>th</sup> December, 1961 the said Sri Jognath Chattopadhyay sold transferred and conveyed **All That** Shali land measuring about 34 (Thirty four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9435 under A. R.S. Khatian No. 714, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of



Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in and being Deed No.9285 for the year 1961;

**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That Shali** land measuring about 34 (Thirty four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9435 under R.S. Khatian No. 714, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Jagatrani Marcom Private Limited, Gauri Vyapar Private Limited and Gangaur Dealmark Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1373 to 1388, being No. 00591 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Jagatrani Marcom Private Limited, Gauri Vyapar Private Limited and Gangaur Dealmark Private Limited **All That Shali** land measuring about 34 (Thirty four) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9435 under R.S. Khatian No. 714, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**Ownership of Title in respect of R. S. Dag No. 9439:**





**THAT** one Ranendra Kumar Chattopadhyay was absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 36 (Thirty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9439 under R.S. Khatian No. 1471, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 5<sup>th</sup> June, 1956 the said Ranendra Kumar Chattopadhyay sold transferred and conveyed **All That** Shali land measuring about 36 (Thirty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9439 under R.S. Khatian No. 1471, Police Station- Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Sri Ram Krishna Paul at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Book No. I, Volume No. 80 Pages 256-258 and being Deed No. 5310 for the year 1956;

**AND THAT** in the premises the said Sri Ram Krishna Paul became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That** Shali land measuring about 36 (Thirty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9439 under R.S. Khatian No. 1471, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore;

**AND THAT** by a Deed of conveyance dated 11<sup>th</sup> April, 1961 the said Sri Ram Krishna Paul sold transferred and conveyed the said land being **All That** Shali land measuring about 36 (Thirty six)



decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9439 under R.S. Khatian No. 1471, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and being Deed No. 2918 for the year 1961 :

**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That Shali** land measuring about 36 (Thirty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9439 under R.S. Khatian No. 1471, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Giraj Vyapaar Private Limited, Blow Barter Private Limited and Grihlaxmi Marcom Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume No. 2, Pages from 1389 to 1403, being No. 00592 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Giraj Vyapaar Private Limited, Blow Barter Private Limited and Grihlaxmi Marcom Private Limited **All That Shali** land measuring about 36 (Thirty six) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9439 under R.S. Khatian No. 1471, Police





Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

Ownership of Title in respect of R. S. Dag No. 9522:

**THAT** one Dwarika Nath Pant was absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 27 (Twenty seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9522 under R.S.Khatian No. 1145, Police Station - Dumuum within Diou'ict- DeL&liin 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** the said Dwarika Nath Pant died intestate leaving behind his four sons namely Kali Pado Pant, Bhushan Chandra Pant, Surendra Kumar Pant and Purcna Chandra Pant as his only legal who became entitled to all the properties left over by Late Dwarika Nath Pant;

**AND THAT** one of his sons Surendra Nath Pant died as a Bachelor and another son Purna Chandra Pant and his wife died leaving behind their only Minor son Panchu Gopal Pant;

**AND THAT** in the premises the surviving heirs namely Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant became fully enetitled to all the properties left over by Late Dwarika Prasad Pant;

**AND THAT** by a Deed of conveyance dated 26<sup>th</sup> November, 1963 the said Sri Kali Pado Pant, Bhushan Chandra Pant and minor Panchu Gopal Pant (resented by Bhushan Chandra Pant) sold transferred and conveyed **All That** Shali land measuring about 27 (twenty seven) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S.Dag No. 9522 under



R.S.Khatian No. 1145 Police Station - Dum Dum within District-  
Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum  
and in favour of Rajasthan Pipes (Private) Limited at or for  
the consideration mentioned therein and registered in the Sub-  
Registry office at Cossipore Dum Dum and recorded in and being  
Deed No. 8740 for the year 1963 ;

**AND THAT** in the premises the said Rajasthan Pipes (Private)  
Limited became absolutely seized and possessed of and/or otherwise  
well and sufficiently entitled to in fee simple in possession of the  
said land being **All That Shali** land measuring about 27 (Twenty  
seven) decimals more or less lying and situate at Mouza- Dakshin  
Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9522 under  
R.S.Khatian No. 1145, Police Station - Dum Dum within District-  
North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012  
made between Rajasthan Pipes (Private) Limited, therein referred  
to as the vendor of the one part and Rootstar Dealtrade Private  
Limited and Sitaram Fabtrade Private Limited, therein collectively  
referred to as the Purchasers of the other part and duly registered  
with the A.D.S.R., Cossipore, Dum Dum, in Book No. I, CD Volume  
No. 2, Pages from 1401 to 1418, being No. 00593 for the year 2012,  
the said Rajasthan Pipes (Private) Limited, for the consideration  
therein mentioned sold and conveyed in favour of the said Rootstar  
Dealtrade Private Limited and Sitaram Fabtrade Private Limited  
**All That Shali** land measuring about 27 (Twenty seven) decimals  
more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8,  
Touzi No. 173, R.S. Dag No. 9522 under R.S. Khatian No. 1145,  
Police Station - Dum Dum within District- North 24 Parganas, Sub-  
Registry office at Cossipore Dum Dum;

**Ownership of Title in respect of R. S. Dag No. 9438:**





**AND THAT** the said Usha Bala Ghosal died intestate leaving *behind her only legal heir being her husband Sri Shib Prasanna Ghosal who became entitled to all the properties left over by Late Usha Bala Ghosal;*

**AND THAT** by a Deed of conveyance dated 28<sup>th</sup> April, 1960 the said Shib Prasanna Ghosal sold transferred and conveyed **All That** Shali land measuring about 31 (Thirty one) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9438 under R.S. Khatian No. 498, Police Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in favour of Sri Shib Shankar Pal at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and recorded in Book No. I, Voume No. 57 Pages 211 to 213 and being Deed No. 3710 for the year 1960;

**AND THAT** in the premises Sri Shib Shankar pal became absolutely seized, possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **All That** Shali land measuring about 31 (Thirty one) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9438 under R.S. Khatian No. 498, Police Station - Dum Dum within District- Dakshin 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of conveyance dated 11<sup>th</sup> April, 1961 the said Shib Shankar pal sold transferred and conveyed the said land being **All That** Shali hind measuring about 31 (Thirty one) decimals more or less lying and situate at Mouza. Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9438 under R.S. Khatian No. 498, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum unto and in



favour of Shib Shankar Pal Rajasthan Pipes (Private) Limited at or for the consideration mentioned therein and registered in the Sub-Registry office at Cossipore Dum Dum and being Deed No. 2917 for the year 1961;

**AND THAT** in the premises the said Rajasthan Pipes (Private) Limited became absolutely seized and possessed of and /or otherwise well and sufficiently entitled to in fee simple in possession of the said land being **All That** Shali land measuring about 31 (Thirty one) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9438 under R.S. Khatian No. 498, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of Conveyance dated 20<sup>th</sup> January, 2012 made between Rajasthan Pipes (Private) Limited, therein referred to as the vendor of the one part and Dhanshree Marcom Private Limited, Fastflow Estates Private Limited and Appear Plaza Private Limited, therein collectively referred to as the Purchasers of the other part and duly registered with the A.D.S.R., Cossipore, Dum Dum, in Book No. 1, CD Volume No. 2, Pages from 1419 to 1434, being No. 00594 for the year 2012, the said Rajasthan Pipes (Private) Limited, for the consideration therein mentioned sold and conveyed in favour of the said Dhanshree Marcom Private Limited, Fastflow Estates Private Limited and Appear Plaza Private Limited **All That** Shali land measuring about 31 (Thirty one) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L. No. 8, Touzi No. 173, R.S. Dag No. 9438 under R.S. Khatian No. 498, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

Ownership in respect of R. S. Dag No. 9502:





**THAT** one Rakibuddin Mondal and Eluhi Bux Mondal were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of various lands inter alia **All That** Shali land measuring about 114 (One hundred fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S. Dag No. 9502 under R.S. Khatian No.482, Police Station- Dum Dum within District North 24 Parganas, Sub Registry office at Cossipore Dum Dum;

**AND THAT** the said Elahi Bux Mondal died intestate leaving behind his wife Rupwani Bibi and daughter Benu Bibi who became absolutely entitled to all the properties left over by him;

**AND THAT** in the premises Smt. Rupwani Bibi and daughter Benu Bibi and Rakibuddin Mondal were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of various lands inter alia **All That** shali land measuring about 114 (One hundred fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No.8, Touzi No. 173, R.S. Dag No. 9502 under R.S. Khatian No.482, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore Dum Dum;

**AND THAT** by a Deed of partition dated 26<sup>th</sup> August, 1932 and made between Kupwani Bibi and daughter Benu Bibi and Rakibuddin Mondal the said land being **All That** Shali land measuring about 114 (One hundred Fourteen) decimals more or less lying and situate at Mouza- Dakshin Nimta, J.L.No. 8, Touzi No. 173, R.S.Dag No. 9502 under R.S. Khatian No. 482, Police Station - Dum Dum within District- North 24 Parganas, Sub-Registry office at Cossipore. Dum Dum was absolutely and forever allotted to Rakibuddin Mondal;

