



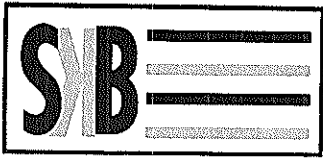
# SKB & ASSOCIATES

*Solicitor & Advocates*

## TITLE REPORT

Re: ALL THAT piece and parcel of an immovable property with a land area of admeasuring 439.36 (Four Hundred Thirty-Nine Point Three Six) decimal, more or less, situated at *Mouza Uttarkajirhat* comprised of R.S. and L.R Dag No. 28 in Khatiyani no 1405, R.S. and L.R Dag No. 29 in Khatiyani no1405, R.S. and L.R Dag No. 34 in Khatiyani no 66, 960, 149, 383, 524; R.S. and L.R Dag No. 35 in Khatiyani no 66, 960, 149, 383, 524; R.S. and L.R Dag No. 36 in Khatiyani no. 1405; R.S. and L.R Dag No. 38 in Khatiyani no., R.S. and L.R Dag No. 42 in Khatiyani no 846, 442, R.S. and L.R Dag No. 43 in Khatiyani no 1232, 14, R.S. and L.R Dag No. 44 in Khatiyani no 515, R.S. and L.R Dag No. 45 in Khatiyani no 451, R.S. and L.R Dag No. 46 in Khatiyani no 188, R.S. and L.R Dag No. 47 in Khatiyani no 593, R.S. and L.R Dag No. 48 in Khatiyani no 515, R.S. and L.R Dag No. 49 in Khatiyani no 350, 495, R.S. and L.R Dag No. 50 in R.S. Khatiyani no 131 and L.R. Khatian 188; R.S. and L.R Dag No. 70 in Khatiyani no 73, 722, 826, 14, 171, 948, 188, 846, 598, 604, 466, R.S. and L.R Dag No. 71 in Khatiyani no 1232, 593, R.S. and L.R Dag No. 72 in Khatiyani no 904, 281, 981, 515, 869, 560, 99, 144, 914, R.S. and L.R Dag No. 87 in Khatiyani no 832, 775, 922, 906, 37, 935, 229, R.S. and L.R Dag No. 88 in Khatiyani no 124, 1243, 480, 372, R.S. and L.R Dag No. 88/1049 in Khatiyani no 753, 682, 341, R.S. and L.R Dag No. 92 in Khatiyani no 914, R.S. and L.R Dag No. 93 in Khatiyani no 1243, 14, R.S. and L.R Dag No. 94 in Khatiyani no 25, 451, R.S. and L.R Dag No. 95 in Khatiyani no 1243, 73, 722, 826, 352, 597, 322, 598, 14, 171, 188, 846, 604, 466, R.S. and L.R Dag No. 96 in Khatiyani no 131, 302, 460, 821, R.S. and L.R Dag No. 97 in Khatiyani no 231, R.S. and L.R Dag No. 98 in Khatiyani no 53, 402, 452, 557, 639, R.S. and L.R Dag No. 106, 107, 108 in Khatiyani no 57, J.L. No. 22, Police Station Bishnupur, within the limits of Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur, District South 24 Parganas, J.L. No. 22, Police Station Bishnupur, within the limits of Paschim Bishnupur, A.D.S.R Bishnupur, District South 24 Parganas.





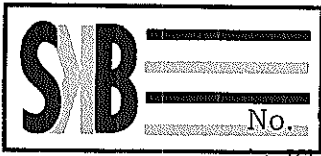
Under instructions and on behalf of our Client, **Shiv Niketan Pvt. Ltd, Charles Commercial Pvt. Ltd., Tirupati Enclave Ltd., Om Towers Pvt. Ltd.**, we have caused searches to be made in respect of the Said Property (defined below). The details of searches and our certification on the basis thereof are given below:

**1. Definitions**

881.1 In this Report, unless it is contrary or repugnant to the subject or context:

1.1.1 **Said Property:** All that piece and parcel of immovable property with a land area of 439.36 (Four Hundred Thirty-Nine Point Three Six) decimal, more or less, situated at *Mouza Uttarkajirhat* comprised of R.S. and L.R Dag No. 28 in Khatiyān no 1405, R.S. and L.R Dag No. 29 in Khatiyān no 1405, R.S. and L.R Dag No. 34 in Khatiyān no 66, 960, 149, 383, 524; R.S. and L.R Dag No. 35 in Khatiyān no 66, 960, 149, 383, 524; R.S. and L.R Dag No. 36 in Khatiyān no. 1405; R.S. and L.R Dag No. 38 in Khatiyān no., R.S. and L.R Dag No. 42 in Khatiyān no 846, 442, R.S. and L.R Dag No. 43 in Khatiyān no 1232, 14, R.S. and L.R Dag No. 44 in Khatiyān no 515, R.S. and L.R Dag No. 45 in Khatiyān no 451, R.S. and L.R Dag No. 46 in Khatiyān no 188, R.S. and L.R Dag No. 47 in Khatiyān no 593, R.S. and L.R Dag No. 48 in Khatiyān no 515, R.S. and L.R Dag No. 49 in Khatiyān no 350, 495, R.S. and L.R Dag No. 50 in R.S. Khatiyān no 131 and L.R. Khatian 188; R.S. and L.R Dag No. 70 in Khatiyān no 73, 722, 826, 14, 171, 948, 188, 846, 598, 604, 466, R.S. and L.R Dag No. 71 in Khatiyān no 1232, 593, R.S. and L.R Dag No. 72 in Khatiyān no 904, 281, 981, 515, 869, 560, 99, 144, 914, R.S. and L.R Dag No. 87 in Khatiyān no 832, 775, 922, 906, 37, 935, 229, R.S. and L.R Dag No. 88 in Khatiyān no 124, 1243, 480, 372, R.S. and L.R Dag No. 88/1049 in Khatiyān no 753, 682, 341, R.S. and L.R Dag No. 92 in Khatiyān no 914, R.S. and L.R Dag No. 93 in Khatiyān no 1243, 14, R.S. and L.R Dag No. 94 in Khatiyān no 25, 451, R.S. and L.R Dag No. 95 in Khatiyān no 1243, 73, 722, 826, 352, 597, 322, 598, 14, 171, 188, 846, 604, 466, R.S. and L.R Dag





No. 96 in Khatiyani no 131, 302, 460, 821, R.S. and L.R Dag No. 97  
in Khatiyani no 231, R.S. and L.R Dag No. 98 in Khatiyani no 53,

402, 452, 557, 639, R.S. and L.R Dag No. 106, 107, 108 in Khatiyani  
no 57, J.L. No. 22, Police Station Bishnupur, within the limits of  
Paschim Bishnupur Gram Panchayat area, A.D.S.R Bishnupur,  
District South 24 Parganas, J.L. No. 22, Police Station Bishnupur,  
within the limits of Paschim Bishnupur, A.D.S.R Bishnupur, District  
South 24 Parganas

**1.1.2 Owners:** shall mean Shiv Niketan Pvt. Ltd, Charles Commercial Pvt.  
Ltd., Tirupati Enclave Pvt. Ltd., Om Towers Pvt. Ltd.

**2. Production of Documents of Title**

2.1 Inspection of documents of title in respect of the Said Property were  
given, details whereof are mentioned in **Annexure A** hereto.

**3. Title**

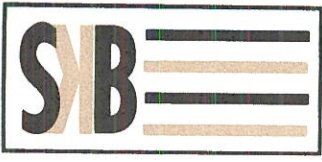
**In respect to Dag No. 28**

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

*(Out of 18.43 decimal project area is 13.50 Decimal)*

**In respect to Dag No. 29**

By and through a registered Deed of Conveyance dated 6<sup>th</sup>September, 2013  
registered in the office of Additional District Sub Registrar of Bishnupur, in  
Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806  
for the year 2013 made between Shiv Niketan Pvt. Ltd., sold, transferred  
and conveyed all that piece and parcel of Sali land admeasuring 18.43  
decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No.  
29, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405 situated and lying



district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

**In respect to Dag No. 34**

**PART-I**

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

Thereafter, Sri Arun Chandra Naskar died intestate leaving behind surviving his two sons namely Dhuryodhan Naskar and Madan Mohan Naskar and one daughter Smt. Parul Naskar who inherited the said property-I in Dag no. 34.

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

**Part II**

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



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

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

By and through a registered Deed of Conveyance dated 02.02.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 3, Pages from 110 to 121 being No. 004490 for the year 2009 made between Sri Golok Naskar son of Suren Naskar sold , transferred and conveyed 2 Decimal out of said property-II to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. By virtue of the above said transaction M/s. Shiv Niketan Pvt. Ltd became the sole and absolute owner of the said property -II in Dag no. 34.

### **PART-III**

At all material point of time one Sri Nantu Kumar Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 4 Decimal of land at R.S. Dag No. 34 corresponding to L.R. Dag no. 34, and one Sri Prasanna Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 3 Decimal of Land at R.S. Dag no. 34 corresponding to L.R. Dag No.34, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas along with some other property in various Dag. aggregating total 7 Decimal [Hereinafter referred to as **said Property -III in Dag no. 34**].

By and through a registered Deed of Conveyance dated 02.02.2009 registered in the office of Additional District Sub Registrar Bishnupur, recorded in Book No. I, CD Volume No. 3, being No. 00491 for the year





2009 made between Sri Nantu Kumar Naskar and Sri Prasanna Naskar sold , transferred and conveyed the said property-III to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria.  
(Out of 21.60 decimal project area is 21 Decimal).

**In respect of Dag no. 35**

**PART-I**

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

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

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

**Part II**

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



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

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

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

By virtue of the above said transaction M/s. Shiv Niketan Pvt. Ltd became the sole and absolute owner of the said property -II in Dag no. 35.

### **PART-III**

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

By and through a registered Deed of Conveyance dated 02.02.2009 registered in the office of Additional District Sub Registrar Bishnupur,



Book No. I, CD Volume No. 3, being No. 00491 for the year 2009 made between Sri Nantu Kumar Naskar and Sri Prasanna Naskar sold , transferred and conveyed the said property-III to M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria.

**In respect of Dag no. 36**

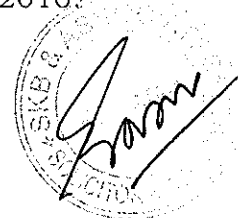
By and through a registered Deed of Conveyance dated 6<sup>th</sup>September, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 20 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 36, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 1405 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part

**In respect of Dag no. 42**

**PART-I**

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

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





**Part-II**

By virtue of a Deed of conveyance dated 24.01.1984, Sri Sanatan Mondal and Gopal Mondal jointly sold transferred and conveyed all that demarcated 26 Decimal be a little more or less in Dag no. 42 khatian no.

439 & 442 in Mouza- Uttar Kajirhat, J.L. No. 22, P.S. Bishnupur, A.D.S.R Bishnupur in District South 24 Parganas (Hereinafter referred to as **said property-II in Dag no. 42**) to Basorimohan Sardar. The said Deed was registered at the office of S.R.O Bishnupur recorded in Book NO. 1, Volume no. 7, pages from 165 to 169 being no. 434 for the year 1984.

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

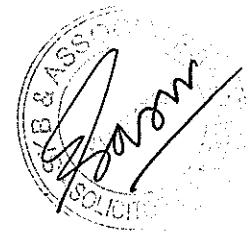
By and through a registered Deed of Conveyance, dated 12.02.2009, Sri Narayan Das Kashwan, sold transferred and conveyed all that piece and parcel of said property- II in favour of M/s. Shiv Niketan Pvt. Ltd. represented by one of its Director Sri Lalit Kumar Bhutoria.

**Part-III**

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

**Part-IV**

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





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

**In respect of Dag no. 43**

**Part-1**

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

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

**Part-2**

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



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

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

**In respect Dag 44**

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

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

**In respect to Dag No. 45**

At all material point of time sri paran chandra naskar was the recorded owner of all that piece and parcel of land admeasuring 8.50 decimals be little more or less comprised in r.s. dag no. And l.r. dag no. 45, j.l. no. 22, Touzi no. 3,4,5, khatian no. 293,216 situated and lying at mouza uttar kajirahat, p.s. bhishnupur, a.d.s.r bhishnupur, in the district of 24-parganas(south) [hereinafter referred to as said property-i in dag no. 45].

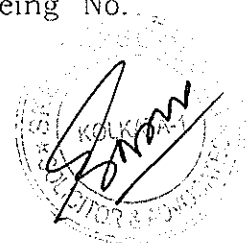
Thereafter, sri paran chandra naskar died intestate leaving behind surviving his son sri ananta naskar who inherited the said property -i

Thereafter ananta naskar died intestate leaving behind surviving his 4 son namely dipankarnaskar, sri sasankasekharnaskar and subhankarnaskar and mriganka naskar. Therafter, Mriganka Naskar one of the legal heir of Ananta Naskar died intestate leaving behind surviving his wife namely Smt. JuthikaNaskar and son Soumik Naskar. By and through a registered Deed of Conveyance dated 16<sup>th</sup> July, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 17919 to 17942, being No. 161303855 for the year 2015 made between DipankarNaskar, Sri SasankaSekharNaskar and SubhankarNaskar, Smt. JuthikaNaskar, Soumik Naskar, referred to as the vendors of the one part sold , transferred and conveyed said property-I to Charles Commercial Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

**Part-II**

At all material point of time Sri Paran Chandra Naskar was the recorded owner of b piece and parcel of land admeasuring 8.50 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 45, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 293,216 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [Hereinafter referred to as said property-II in dag no. 45] Thereafter, Sri Paran Chandra Naskar died intestate leaving behind surviving his Son Sundar Kumar naskar who inherited the said property-II Thereafter, By virtue of gift deed dated 18.07.2008 said Sundar Kumar Naskar gifted the said property-II in favor of his nephew namely Dipankar Naskar and Subhankar Naskar. The said Deed was registered at the office of A.D.S.R Bhisnupur recorded in Book no. I, volume no. 8, pages 8297 to 4311 being deed no. 02571 for the year 2008.

By and through a registered Deed of Conveyance dated 14<sup>th</sup> July, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 16098 to 16114, being No.





161303799 for the year 2015 made between Dipankar Naskar and Subhankar Naskar, sold, transferred and conveyed all that piece and parcel of Sali land said Property-II to Charles Commercial Pvt. Ltd represented by its Director Smt. Pushpa Bhutoria. Thereafter, Charles Commercial Pvt. Ltd name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**In respect to Dag no. 46**

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

**In respect to Dag no. 47**

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

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

**In respect to Dag no. 48**

By virtue of Deed of conveyance dated 22.11.1974, Sri Sujay Kumar Mondal and Ors. sold transferred and conveyed ALL THAT piece and parcel of land admeasuring 1 registered 5 decimals be little more or less comprised



in R.S. Dag no. and L.R. Dag No. 48, J.L. No. 22, Touzi No. 3,4,5, Khatian No. 515 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) [hereinafter referred to as **said property in Dag 48**] to Mohan Chandra Purkaite. The said deed was registered at the of A.D.S.R Bishnupur recorded in Book no. I, Volume No. 161, pages from 181 to 182 being no. 14457.

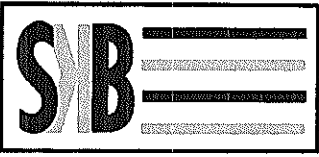
By and through a registered Deed of Conveyance dated 30<sup>th</sup> Dec, 2008 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 24, Pages from 2729 to 2741, being No. 06156 for the year 2008 made between Mohan Chandra Purkaite, son of Subhas Chandra Purkait,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

**In respect to Dag no. 49**

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

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

By and through a registered Deed of Conveyance dated 16<sup>th</sup> July, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 17919 to 17942, being No. 161303855 for the year 2015 made between Dipankar Naskar, Sri Sasanka Sekhar Naskar and Subhankar Naskar, Smt. Juthika Naskar, Soumik Naskar, referred to as the vendors of the one part sold, transferred and conveyed said property-I to Charles Commercial Pvt. Ltd. represented



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

**PART-II**

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

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

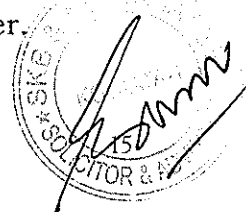
By a Deed of Conveyance dated 22<sup>nd</sup> June 2015, registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 8963 to 8982, being No. 161303345 for the year 2015 made between Sri Dulal Naskar and Smt Lakshmi Bala Naskar, and Samar Naskar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

**In respect to Dag no. 70**

**Part-I**

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

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





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

**Part-II**

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.31 Decimal of land at Dag No. R.S. & L.R. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-II in Dag no. 70) along with other properties in various other Dag. Thereafter, Aswani Mandol died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli Naskar, Probhabati Naskar being his only legal heir who inherited the property left by Sri Aswani Mandol. Sri Jugal Kishore inherited undivided the said property -II from his father.

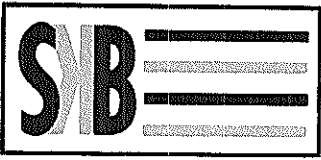
By and through a registered Deed of Conveyance dated 19<sup>th</sup> November, 2015 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2015, Pages from 58944 to 58964 being No. 161305796 for the year 2015 made between Sri. Jugal Kishore Mondal, sold, transferred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

**PART-III**

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

Thereafter, Late Aswani Mandol died intestate leaving behind his two sons Jugal Kishore Mandol, Milan Chandra Mondal and two daughters Bijoli





Naskar, Probhabati Naskar being his only legal heir who inherited the said property along with other properties in various other Dag.

And thereafter, the one Late Bijoli Naskar died intestate leaving behind his three son's Sri Ram Prasad Naskar, Sri Bipra Das Naskar, Robin Naskar and two daughters Radharani Mondal, Smt. Kanchan Mondal being his only legal heirs. Thereafter, the legal heirs of Bijoli Naskar executed one power of attorney dated 29.11.2011 in favor of Jugal Kishore Mondal and Milon Chandra Mondal, The said power of attorney was registered at the office of A.D.S.R. Bishnupur, recorded in Book no.-IV, volume no. 1, pages from 3554 to 3568 being deed no. 00296 for the year 2011. By and through a registered Deed of Conveyance dated 14<sup>th</sup> January, 2016 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2016, Pages from 4688 to 4718 being No. 161300165 for the year 2016 made between 1) Sri. Prabhavati Naskar, daughter of Late Ashwini Naskar, 2) Sri Ram Prasad Naskar, 3) Sri Bipra Das Naskar, 4) Robin Naskar, all sons of Late Bijoli Naskar, 5) Radharani Mondal, 6) Smt. Kanchan Mondal, both daughters of Late Bijoli Naskar, represented by their constituted attorney Sri Milon Chandra Mondal and Sri Jugal Kishore Manodal, sold, transferred and conveyed all that piece and parcel said property-III to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

#### **PART-IV**

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

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

By and through a registered Deed of Conveyance dated 15<sup>th</sup> January, 2016 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 1613-2016, Pages from 4820 to 4841 being No. 161300200 for the year 2016 made between Sri. Judhistir Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel said property-IV to Tirupati Carriers Ltd. Being director Kanta



Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**PART-V**

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

**PART-VI**

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

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

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



Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**PART-VII**

At all material point of time one Late Nagendra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 01 Decimal of land at Dag No. R.S. & L.R. Dag No. 70 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (Said property-VII in Dag no. 70). And thereafter, the one Late Nagendra Nath Mondal died intestate leaving behind his son Sri Kalipada Mondal being his only legal heir who inherited the said property-VII. By and through a registered Deed of Conveyance dated 21<sup>st</sup> March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 7, Pages from 3362 to 3373 being No. 1713 for the year 2009 made between Sri. Kalipada Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property- VII to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**PART-VIII**

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

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

**PART-IX**





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

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

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

**PART-X**

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

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

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

**PART-X**

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

By and through a registered Deed of Conveyance dated 12<sup>th</sup> January, 2010 registered in the office of Additional Registrar of Assurance-I, in Book No. 1, CD Volume No. 2, Pages from 172 to 179 being No. 00204 for the year 2010 made between Sri. Bisnupada Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property-X to M/s. Shiv Niketan Pvt. Ltd. represented by its director Lalit Kumar Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**PART-XI**

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

And thereafter, the one Late Panchu Gopal Mondal died intestate leaving behind his 4 sons Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Montu Charan Mondal, Sunil Kumar Mondal being his only legal heir. And thereafter, the one Montu Charan Mondal died intestate leaving behind his wife Smt. Sarala Bala Mondal and his 3 sons Jagannath Mondal, Manobendra Mondal, Susanta Mondal.

By and through a registered Deed of Conveyance dated 29<sup>th</sup> April, 2010 registered in the office of Additional Registrar of Assurance-I, in Book No. 1, CD Volume No. 7, Pages from 4754 to 4766 being No. 02355 for the year 2010 made between Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Montu Charan Mondal, Smt. Sarala bala Mondal, Jagannath Mondal, Manobendra Mondal, Susanta Mondal herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property-XI to M/s. Shiv Niketan Pvt. Ltd. represented by its director Lalit



Kumar Bhutoria therein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**In respect to Dag no. 71**

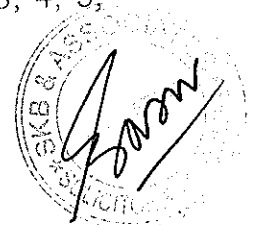
**Part-I**

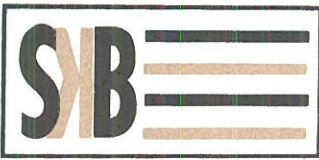
That by a registered deed of conveyance dated 23-02-1970 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 21, Pages from 49 to 51 being no. 1029 for the year 1970 Kalipada Sardar purchased all that piece and parcel of land admeasuring 09 Decimal comprised in R.S. Dag no. and L.R. Dag No. 71, 93 J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 553 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South).[hereinafter referred said property-I in dag no. 71]. While enjoying the peaceful possesion of the said property-I Kalipada Sardar died intestate leaving behind his wife Smt. Maruni Sardar, his two sons Sanatan Sardar and Rupchand Sardar, his 3 daughters Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas (Sardar) as his only legal heir.

By and through a registered Deed of Conveyance dated 2<sup>nd</sup> August, 2011 registered in the office of Additional Registrar of Assurance-I, in Book No. 1, CD Volume No. 16, Pages from 4318 to 4334 being No. 04299 for the year 2011 made between Smt. Maruni Sardar, Sanatan Sardar, Rupchand Sardar, Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas (Sardar), herein referred to as the vendors of the one part sold , transferred and conveyed all that piece and parcel of said property-I to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**PART-II**

That by a registered deed of conveyance dated 03-07-2007 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 1, Pages from 01 to 16 being no. 13530 for the year 2007 made between Birendra Nath Mondal herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 17 Decimals out of which 8 Decimals comprised in R.s. Dag No. 60 Corresponding to L.R. dag No. 60, **9 Decimals comprised in R.S. dag No 71 Corresponding to L.R. dag no 71 (hereinafter referred to said property-II in Dag no. 71 )** all under L.R. Khatian 372, Touzi No 3, 4, 5,





J.L. No 22 situate and lying at Mouza Uttar Kajirhat, under Paschim Bishnupur Gram Panchayat, P.S. Bishnupur, A.D.S.R Bishnupur, in the District of 24-Parganas (South) (hereinafter referred to as **Said Property 11**) to D.H. Infratech Pvt. Ltd. represented by its Director Chandra Sekhar Roy therein referred to as purchaser.

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

### **PART-III**

By a registered Deed of Conveyance dated 04-04-1972 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 35, Pages from 159 to 161 being no. 03166 for the year 1972 made between Jatindra Nath Mondal herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 09 decimal in Dag No. 71 along with some other properties in various other Dag, having J.L. No 22, Khatian No. 593, situated and lying at Mouza Uttar kajirhat J.L. No. 22, Touzi No. 3, 4, 5, P.S. Bishnupur, A.D.S.R. Office Bishnupur in the District of 24 Parganas, to Bishu Mondal alias Bishu Lal Mondal (hereinafter referred to as the **said property-III in dag no. 71**).

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



**In respect to Dag no. 72**

**Part-I**

That by a registered deed of conveyance dated 21-02-2003 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 50, Pages from 387 to 399 being no. 02652 for the year 2006 made between Sri Sudhangsu Sekhar Mondal, Sri Chittaranjan Mondal, Smt. Haridassi Mondal, Smt. Promada Mondal, Smt. Rita Das, Smt. Basuki Mondal, Smt. Aparna Naskar, Smt. Kalpana Mondal herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of Sali land admeasuring 13.5 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 72, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 904,281.981,515,869,560,99, 144 situated and lying at Mouza Uttar kajirahat, P.S. Bishnupur, A.D.S.R Bishnupur, in the district of 24-Parganas (South)(**hereinafter referred to as Said Property-I in Dag no. 72**) to Sri Tapas Kumar Biswas therein referred to as purchaser.

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

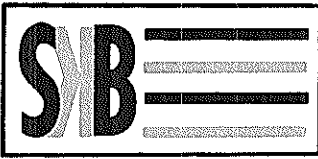
**Part-II**

At all material point of time Sri Sudhir Chandra Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 13.5 Decimal at R.S. Dag No. 72 corresponding to L.R. Dag No. 72, along with some other property in various other Dags under Khatian No. 914 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, Touzi No. 3, 4, 5, P.S. Bishnupur, in the District South 24 Parganas. (herein referred to as the **said property II in Dag no. 72**).

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







**PART-III**

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

**In respect to Dag no. 87**

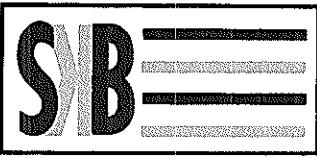
By and through a registered Deed of Conveyance dated 6<sup>th</sup>September, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold, transferred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

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

**In respect to Dag no. 88**

**PART-I**

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



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

**Part-II**

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

That by another registered deed of conveyance dated 28-05-2008 registered in the office of Additional Registrar of Assurance I Kolkata, in Book No. I, CD Volume No. 24, Pages from 6851 to 6868 being no. 09966 for the year 2010 made between Panchu Charan Mondal, herein referred to as vendor of one part sold, transferred and conveyed all that piece and parcel of land admeasuring 07 Decimal of land in R.S. Dag no. corresponding to L.R. Dag no. 88, Under L.R. Khatian No 124, J.L. No. 22, Touzi No. 3,4,5 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) to Gateway IT Infrastructure Pvt. Ltd. therein referred to as purchaser represented by its Director Mr. Rakesh Kumar Bhawsinghka. Total 14 Decimal in R.S. Dag no. 88 corresponding to L.R. Dag no. 88 Under L.R. Khatian No 124, J.L. No. 22, Touzi No. 3,4,5 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas(South) (hereinafter referred to as said property- II in dag no. 88).

A handwritten signature in black ink is written over a circular stamp. The signature appears to be 'Rakesh Kumar Bhawsinghka'. The stamp is partially obscured by the signature but contains some text around the perimeter.



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

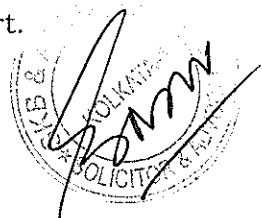
### **PART-III**

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

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

### **PART-IV**

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





**In respect to Dag no. 88/1049**

**Part-I**

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

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

**Part-II**

At all material point of time Sri Prankrishna Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring about 6 Decimal of land comprised in R.S. Dag No. 88/1049 corresponding to L.R. Dag No. 88/1049, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, L.R. Khatian No 682, Touzi no. 3, 4, 5, P.S. Bishnupur, in the District South 24 Parganas. (Herein referred to as the **said Property-II in Dag no. 88/1049**) Sri Prankrishna Naskar died intestate leaving behind his wife Smt. Maloti Naskar as his only legal heir who inherited the Said property II. By and through a registered Deed of Conveyance dated 24<sup>th</sup> June, 2014 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 12, Pages from 2506 to 2516 being No. 03286 for the year 2014 made between Smt. Maloti Naskar, herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property II to Tirupati Enclave Pvt. Ltd. represented by its Director Sri Arun Bhutoria.

**PART-III**

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





along with other properties in various other dag. Sri. Dudh Kumar Naskar died intestate leaving behind his wife Smt. Mangala Naskar and 2 sons Sri Chiranjit Naskar and Sri Prosenjit Naskar who inherited the said property III. By and through a registered Deed of Conveyance dated 24<sup>th</sup> June, 2014 registered in the office of Additional Registrar of Bishnupur, in Book No. 1, CD Volume No. 12, Pages from 2575 to 2585 being No. 03287 for the year 2014 made between Mangala Naskar, Chiranjit Naskar, Prasenjit Naskar, herein referred to as the vendors sold, transferred and conveyed all that piece and parcel of said property III along with other properties in various other dag to Tirupati Enclave Pvt. Ltd. represented by its Director Sri Arun Bhutoria.

**In respect to Dag no. 92**

**Part-I**

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

By and through a registered Deed of Conveyance dated 28<sup>th</sup> July, 2011 registered in the office of Additional Registrar of Bishnupur, in Book No. 1, CD Volume No. 17, Pages from 276 to 290 being No. 04332 for the year 2011 made between Sri Sudhir Chandra Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of **said property I** to Tirupati Enclave Pvt. Ltd. represented by its Director Arun Bhutoria therein referred to as the Purchaser of the other part.

**In respect to Dag no. 93**

**Part-I**

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

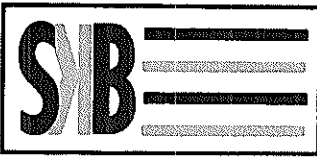


While enjoying the peaceful possession of the said property-I Kalipada Sardar died intestate leaving behind his wife Smt. Maruni Sardar, his two sons Sanatan Sardar and Rupchand Sardar, his 3 daughters Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas (Sardar) as his only legal heir. By and through a registered Deed of Conveyance dated 2<sup>nd</sup> August, 2011 registered in the office of Additional Registrar of Assurance-I, in Book No. I, CD Volume No. 16, Pages from 4318 to 4334 being No. 04299 for the year 2011 made between Smt. Maruni Sardar, Sanatan Sardar, Rupchand Sardar, Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas (Sardar), herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property-I to Tirupati Carriers Ltd. Being director Kanta Bhutoria therein referred to as the Purchaser of the other part. Thereafter, Tirupati Carriers Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

#### **PART-II**

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

Sri. Kalipada Sardar died intestate leaving behind his wife Smt. Maruni Sardar, his two son's Sri. Sanatan Sardar and Sri. Rupchand Sardar, his 3 daughters Smt. Lakshmi Bhandari (Sardar), Smt. Anita Naskar (Sardar), Smt. Mina Rani Biswas (Sardar) as his only legal heirs who inherited the said property II. By and through a registered Deed of Conveyance dated 2<sup>nd</sup> August, 2011 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 16, Pages from 4318 to 4334 being No. 04299 for the year 2011 made between Smt. Maruni Sardar, Sanatan Sardar, Rupchand Sardar, Smt. Lakshmi Bhandari(Sardar), Smt. Anita Naskar(Sardar), Smt. Mina Rani Biswas(Sardar), herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel said property II to Tirupati Carriers Ltd. represented by its Director Smt. Kanta Bhutoria therein referred to as the Purchaser of the other part.



**PART-III**

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

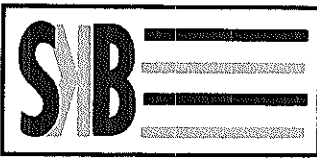
And Thereafter, Atul Krishna Mondal died intestate leaving behind his son Sri. Panchanan Mondal as his only legal heir.

By and through a registered Deed of Conveyance dated 2<sup>nd</sup> March, 2009 registered in the office of Additional Registrar of Assurance-I, in Book No. 1, CD Volume No. 5, Pages from 2604 to 2615 being No. 01171 for the year 2009 made between Sri. Panchanan Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed said property-III to M/s. Shiv Niketan Pvt. Ltd. Being director Lalit Kumar Bhutoriatherein referred to as the Purchaser of the other part. Thereafter, M/s. Shiv Niketan Pvt. Ltd. name has been recorded in the L.R. record of Block land and land reforms office as absolute owner.

**In respect to Dag no. 94**

**Part-I**

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



at the office of Additional Sub Registrar Bishnupur recorded in Book NO 1, Volume No. 47, Pages 199 to 201, being Deed No 5540 of the year 1959.

Thereafter, Smt. Sarala Bala Mondal and her 2 sons namely Sri Samarendra Nath Mondal and Sri Bikash Mondal executed one registered power of attorney in favor of Sri Mridul Mondal to look after the said property I and also to sign indenture in favor of them, along with other properties in various other dag. The Said power of Attorney was registered at the office of District Sub Registrar- Alipore, recorded in Book no. IV , Volume No. 1, pages from 639 to 648, being Deed no. 00089 for the year 2006. Thereafter, By registered Deed of Conveyance being no. 240 for the year 2012, Smt. Sarala Bala Mondal and her 2 sons namely Sri Samarendra Nath Mondal and Sri Bikash Mondal represented by their constituted attorney Sri Mridul Mondal, sold, conveyed and transferred all that piece and parcel of said property I along with other properties in various other Dag to Smt. Prativa Mondal.

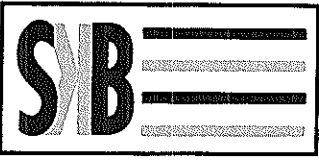
Subsequently, By a Deed of Conveyance dated 31st July, 2015 registered in the office of Additional Sub Registrar Bishnupur, recorded in Book No. 1, CD Volume No. 1613- 2015, Pages from 21035 to 21052, being No. 4096 for the year 2015 made between Smt. Prativa Mondal referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of said property I along with other properties in various other dag to Charles Commercial Pvt. Ltd. represented by one of its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

## **PART-II**

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

A handwritten signature in black ink is located in the bottom right corner of the page. The signature is stylized and appears to be 'Smt. Pushpa Bhutoria'.



**In respect to Dag no. 94****PART-I**

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

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

**PART-II**

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

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



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

### **PART-III**

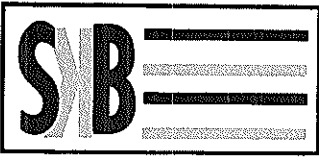
At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 0.79 Decimal of land at Dag No. R.S. & L.R. 95, L.R. Khatian No. 73 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas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

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

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

### **PART-IV**

At all material point of time one Late Aswani Mandol was the recorded owner of ALL THAT piece and parcel of land admeasuring about 1.58 Decimal of land at Dag No. R.S. & L.R. 95, L.R. Khatain no. 73 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas (hereinafter referred to as Said Property-IV in Dag no. 95) along with other properties in various other Dag.



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

And thereafter, the one Late Bijoli Naskar died intestate leaving behind his three son's Sri Ram Prasad Naskar, Sri Bipra Das Naskar, Robin Naskar and two daughters Radharani Mondal, Smt. Kanchan Mondal being his only legal heirs. Thereafter, the legal heirs of Bijoli Naskar executed one power of attorney dated 29.11.2011 in favor of Jugal Kishore Mondal and Milon Chandra Mondal, the said power of attorney was registered at the office of A.D.S.R. Bishnupur, recorded in Book no.-IV, volume no. 1, pages from 3554 to 3568 being deed no. 00296 for the year 2011.

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

#### **PART-V**

At all material point of time Judhisthir Mondal was the recorded owner of all that piece and parcel of land admeasuring 1.58 Decimal be it little more or less comprised in Dag no. R.S. & L.R. 95, L.R. Khatain no. 722 situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bishnupur, in the District South 24 Parganas (hereinafter referred to **said property-V in Dag no. 95**). Subsequently, By Deed of Conveyance dated 15.01.2016, Sri Judhisthir Mondal, sold transferred and conveyed all that piece and parcel of said property V in favor of M/S Tirupati Carrier Limited represented by one of its Director Smt. Kanta Bhutoria. The said Deed was registered at the office of A.D.S.R. Bishnupur, recorded in Book no. I, Volume No. 1613-2016, Pages from 4820-4842 being Deed no. 200 for the year 2016.



**PART-VI**

By and through a registered Deed of Conveyance dated 6<sup>th</sup>September, 2013 registered in the office of Additional District Sub Registrar of Bishnupur, in Book No. I, CD Volume No. 11, Pages from 5255 to 5286 being No. 04806 for the year 2013 made between Shiv Niketan Pvt. Ltd., sold , transferred and conveyed all that piece and parcel of Sali land admeasuring 20.50 decimals be little more or less comprised in R.S. Dag no. and L.R. Dag No. 95, J.L. No. 22, Touzi No. 3,4,5, L.R. Khatian No. 451 situated and lying at Mouza Uttar kajirahat, P.S. Bhishnupur, A.D.S.R Bhishnupur, in the district of 24-Parganas (South) to OM Towers Pvt. Ltd. represented by its director Smt. Pushpa Bhutoria therein referred to as the Purchaser of the other part.

**PART-VII**

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

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



**PART-VIII**

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

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

**PART-IX**

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

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



**PART-X**

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

And thereafter, the one Late Nogendra Nath Mondal died intestate leaving behind his son Sri Sonatan Mondal being his only legal heir who inherited the Said Property X. By and through a registered Deed of Conveyance dated 15<sup>th</sup> December, 2009 registered in the office of Additional Registrar of Bhishnupur, recorded 'in Book No. I, CD Volume No. 21, Pages from 294 to 303 being No. 06692 for the year 2009 made between Sri. Sonatan Mondal, herein referred to as the vendors of the one part sold, transferred and conveyed all that piece and parcel of Said Property X to M/s. Shiv Niketan Pvt. Ltd. represented by its director Sri Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

**PART-XI**

At all material point of time one Late Jatindra Nath Mondal was the recorded owner of ALL THAT piece and parcel of land admeasuring about 3 Decimal of Land at R.S. Dag no. 95 corresponding to L.R. Dag No. 95, Khatian no. 598, situated and lying at Mouza Uttar Kajirhat, J.L No. 22, P.S. Bhishnupur, in the District South 24 Parganas along with some other properties in various other dag (hereinafter referred to as **said property XI in Dag no. 95**). Sri Jatindra Nath Mondal died intestate leaving behind his son Sri Biswanath Mondal being his only legal heir who inherited the said property XI.

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



**PART-XII**

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

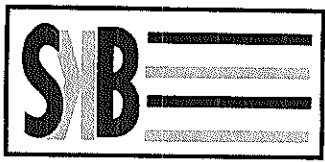
Sri Jatindra Nath Mondal died intestate leaving behind his son Sri Bisnupada Mondal being his only legal heir who inherited the said property XII. By and through a registered Deed of Conveyance dated 12<sup>th</sup> January, 2010 registered in the office of Additional Registrar of Bishnupur, in Book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

**PART-XIII**

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

Sri Panchu Gopal Mondal and Smt. Kakila Bala Mondal died intestate leaving behind his 4 sons Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Sri Montu Charan Mondal, Sri. Sushil Kumar Mondal who inherited the said property XIII. Thereafter, Sushil Kumar Mondal died intestate leaving behind his wife Smt. Sarala Bala Mondal and his 3 sons Jagannath Mondal, Manobendra Mondal, Susanta Mondal.

By and through a registered Deed of Conveyance dated 29<sup>th</sup> April, 2010 registered in the office of Additional Registrar of Bishnupur, in Book No. I, CD Volume No. 7, Pages from 4754 to 4766 being No. 02355 for the year



2010 made between Sri. Sunil Kumar Mondal, Sri Madan Mohan Mondal, Sri Montu Charan Mondal, Smt. Saralabala Mondal, Sri Jagannath Mondal, Sri Manobendra Mondal, Susanta Mondal herein referred to as the vendors of the one part sold, transferred and conveyed said property XIII to M/s. Shiv Niketan Pvt. Ltd. represented by its Director Lalit Kumar Bhutoria therein referred to as the Purchaser of the other part.

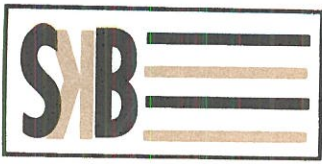
**In respect to dag no. 97,98,106,107,108**

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

**5. Conclusion**

- 5.1 We have relied upon the searches caused by Mr. Dilip Chakraborty, Searcher. The searches caused by him have not disclosed any encumbrances affecting the Said Property as per his Search Report and our Report is on such representation.
- 5.2 We would however mention that the searches caused by Mr. Dilip Chakraborty relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues. Furthermor, this is preliminary report which is based on the documents submitted to us.
- 5.3 In view of the preliminary observation and scrutiny, it is certified that M/s Charles Commercial Private Limited, M/s OM Towers Private Limited, M/s Tirupati Enclave Private Limited, M/s Tirupati





Carriers Limited, M/s Shiv Niketan Limited are the absolute owners having clear and marketable right, title and interest with respect to the said property.

- 5.4 It is further observed that the Owners have entered into a registered Development Agreement and Development Power of Attorney thereby granting all the rights for development of the said property in favour of Shiv Niketan Limited, to facilitate the development and transfer of the said property by Shiv Niketan Limited and to give effect to the understanding arrived at between the parties under the Development Agreement.
- 5.5 **Subject To** our observations aforesaid, we are of the opinion that the Owners have a marketable title and the Developer has the Development right over the Said Property.

Date: 15.07.2024

Place: Kolkata

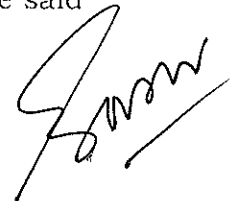
  
For **SKB & ASSOCIATES**  
**(Solicitor & Advocates)**  
High Court, Calcutta

**(Document Produced)**

- A. Photocopy of registered Deed of Conveyance dated 6-09-2013 between Shivniketan Pvt. Ltd. (Vendor) represented by Sri Lalit Kumar Bhutoria and M/s. Om TowersPvt Ltd., represented by its Director Smt. PushpaBhutoria, Shri ArunBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I being deed no. 4806 for the year 2013.
- B. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- C. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri Milan ChandraMondal (Vendor) and M/s. Tirupati Carrier Ltd., represented by its Director Smt. KantaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.1613-2015, pages 58924 to 58943, as being no. 161305795 for the year 2015.
- D. Photocopy of registered Deed of Conveyance dated 19-11-2015 between Sri Jugal KishoreMondal (Vendor) and M/s. Tirupati Carrier Ltd., represented by its Director Smt. KantaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.1613-2015, pages 58924 to 58943, as being no. 161305795 for the year 2015.
- E. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.



- F. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- G. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- H. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- I. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- J. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- K. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said



deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.

- L. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- M. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- N. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- O. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- P. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.

A handwritten signature in black ink is written over a circular official stamp. The stamp contains the text 'DIRECTOR' and 'BISHNUPUR' around the perimeter, with some illegible text in the center. The signature is written in a cursive style.

- Q. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- R. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- S. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.
- T. Photocopy of registered Deed of Conveyance dated 25-07-2014 between Sri SannyashiMondal (Vendor) and M/s. Charles CommercialPvt Ltd., represented by its Director Smt. PushpaBhutoria (Purchaser). The said deed was registered in the office of ADSR Bishnupur and recorded in its book no. I, CD volume no.16, pages 3000 to 3014, as being no.04110 for the year 2014.

