



SKB & ASSOCIATES

Solicitor & Advocates

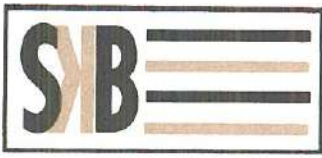
PRELIMINARY CERTIFICATE OF TITLE SCRUTINY

I. NAME OF THE PROJECT - Gems Bougainvillas Phase V

II. NAME AND ADDRESS OF THE PRESENT OWNERS:

- i. M/s OM TOWERS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N.S. Road, 4th Floor, Room No. 6, Post Office - General Post Office, Police Station- Hare Street, Kolkata-700001, West Bengal having CIN U45201WB1996PTC081119 and PAN No. AAACO3421E.
- ii. M/S CHARLES COMMERCIAL PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 12A, Netaji Subhas Road, Ground Floor, Room No. 07, Post Office- General Post Office, Police Station-Hare Street Kolkata-700001 having CIN U70100WB1996PTC081136 AND PAN AABCC2791A.
- iii. M/s TIRUPATI CARRIER LIMITED, a company incorporated under the companies Act 1956 having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room no.- 6 Kolkata, West Bengal - 700001 having CIN - U63013WB2002PLC095192 & PAN - AABCT9173B.
- iv. M/s TIRUPATI ENCLAVE PVT. LTD., a company incorporated under the companies Act 1956 having its registered office at 23A, Netaji





Subhas Road, 4th Floor, Room no.- 18 Kolkata, West Bengal – 700001 having CIN - U70101WB1996PTC081139 and PAN - AABCT1390G.

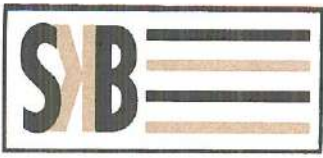
- v. SHIV NIKETAN LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O Rasapunja, Police Station Bishnupur, Dist. South 24 Paraganas, Kolkata 700 104 having U70101WB1996PLC081121 & PAN - AAEC3891G.

III. NAME AND ADDRESS OF THE DEVELOPER: M/S CHARLES COMMERCIAL PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 12A, Netaji Subhas Road, Ground Floor, Room No. 07, Post Office-General Post Office, Police Station-Hare Street Kolkata-700001 having CIN U70100WB1996PTC081136 AND PAN AABCC2791A.

IV. DESCRIPTION OF THE PROPERTY/PROJECT AREA:

ALL THAT piece and parcel of land containing an area of 324.20(Three Hundred Twenty Four point Two Zero) Decimal, more or less, situated at Mouza- Uttar kajirhat out of which **15 Decimal** comprised in R.S. & L.R. Dag no. 76 in Khatian no. 1243, **13 Decimal** comprised in R.S. & L.R. Dag no 77 in Khatian No. 1243, **27 Decimal** comprised in R.S. Dag & L.R. Dag No. 78 in Khatian No.1243, **44 Decimal** comprised in R.S. & L.R. Dag no. 79 in Khatian no. 53, 402, 452, 557, 639, **51.90 Decimal** comprised in R.S. & L.R. Dag No. 80 in khatian no. 125, 480, 697, 712, **24.40 Decimal** comprised in R.S. & L.R. dag No. 81 in khatian no. 24, **4.30 Decimal** comprised in R.S. & L.R. Dag No. 82 in Khatian No. 448, **5.10 Decimal** comprised in R.S. & L.R. Dag No. 83 in Khatian No. 10, **2.30 Decimal** comprised in R.S. & L.R. Dag no. 84 in





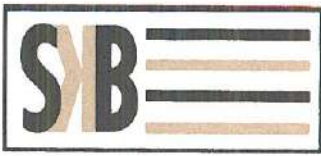
Khatian No. 451, **0.40 Decimal** comprised in R.S. & L.R. Dag no. 85 in Khatian No. 668, 275, 74, 1051, **5.00 Decimal comprised** in R.S. & L.R. Dag no. 86 in Khatian No. 832, 775, 922, 906, 37, 935, 229, **66.20 Decimal** comprised in R.S. & L.R. Dag no. 87 in Khatian No. 832, 775, 922, 906, 37, 935, 229, **1.20 Decimal** comprised in R.S. & L.R. Dag no. 88 in Khatian No. 372, **17 Decimal** comprised in R.S. & L.R. Dag no. 88/1049 in Khatian No. 753, 682, 341, **6 Decimal** comprised in R.S. & L.R. Dag no. 89 in Khatian No. 289, **6 Decimal** comprised in R.S. & L.R. Dag no. 90 in Khatian No. 289, **26.80 Decimal** comprised in R.S. & L.R. Dag no. 91 in Khatian No. 24, **2.40 Decimal** comprised in R.S. & L.R. Dag no. 93 in khatian No. 1243, **6.20 Decimal** comprised in R.S. & L.R. Dag no. 94 in khatian No. 451, 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 (**SAID PROPERTY**)

V. DEVOLUTION OF TITLE

i. R.S. & L.R. DAG NO. 76

WHEREAS by virtue of a registered deed of conveyance dated 11th March 2008, registered in the office of the Additional Registrar of Assurances - I, Kolkata, recorded in Book No. I, CD Vol No. 4, Pages 8295 to 8329, being no. 01581 for the year 2010 made between **Anita Mondal & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 15 Decimals comprised in R.S. Dag No. 76 corresponding to L.R. Dag No. 76, 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) to **Gateway IT Infrastructure Pvt. Ltd.**



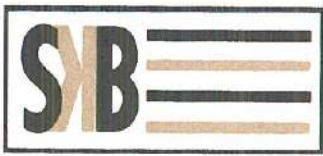


Thereafter the name of the said Gateway IT Infrastructure Pvt. Ltd. has been recorded in the L.R. Record as an absolute owner under L.R. Khatian No. 1243

AND THEREAFTER by virtue of a registered deed of conveyance dated 25th June, 2014 , registered in the office of the Additional District Sub Registrar, Bishnupur recorded in Book No. I, CD Vol No. 12, Pages 2586 to 2604, being no. 03312 for the year 2014 made between **Gateway IT Infrastructure Pvt. Ltd.**, therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 15 Decimals comprised in R.S. Dag No. 76 corresponding to L.R. Dag No. 76, 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) to **Charles Commercial Pvt. Ltd.** represented by its director Mrs. Pushpa Bhutoria.

ii. **R.S. & L.R. DAG NO. 77**

WHEREAS by virtue of a registered deed of conveyance dated 11th March 2008, registered in the office of the Additional Registrar of Assurances - I, Kolkata, recorded in Book No. I, CD Vol No. 4, Pages 8295 to 8329, being no. 01581 for the year 2010 made between **Anita Mondal & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 13 Decimals comprised in R.S. Dag No. 77 corresponding to L.R. Dag No. 77, 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) to **Gateway IT Infrastructure Pvt. Ltd.** Thereafter the name of the said Gateway IT Infrastructure Pvt.



Ltd. has been recorded in the L.R. Record as an absolute owner under L.R. Khatian No. 1243

AND THEREAFTER by virtue of a registered deed of conveyance dated 25th June, 2014 , registered in the office of the Additional District Sub Registrar, Bishnupur recorded in Book No. I, CD Vol No. 12, Pages 2586 to 2604, being no. 03312 for the year 2014 made between **Gateway IT Infrastructure Pvt. Ltd**, therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 13 Decimals comprised in R.S. Dag No. 77 corresponding to L.R. Dag No. 77, 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) to **Charles Commercial Pvt. Ltd.** represented by its director Mrs. Pushpa Bhutoria.

iii. **R.S. & L.R. DAG NO. 78**

WHEREAS by virtue of a registered deed of conveyance dated 11th March 2008, registered in the office of the Additional Registrar of Assurances - I, Kolkata, recorded in Book No. I, CD Vol No. 4, Pages 8295 to 8329, being no. 01581 for the year 2010 made between **Anita Mondal & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 27 Decimals comprised in R.S. Dag No. 78 corresponding to L.R. Dag No. 78, 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) to **Gateway IT Infrastructure Pvt. Ltd.** Thereafter the name of the said Gateway IT Infrastructure Pvt. Ltd. has been recorded in the L.R. Record as an absolute owner under L.R. Khatian No. 1243





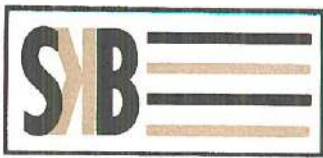
AND THEREAFTER by virtue of a registered deed of conveyance dated 25th June, 2014 , registered in the office of the Additional District Sub Registrar, Bishnupur recorded in Book No. I, CD Vol No. 12, Pages 2586 to 2604, being no. 03312 for the year 2014 made between **Gateway IT Infrastructure Pvt. Ltd**, therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 27 Decimals comprised in R.S. Dag No. 78 corresponding to L.R. Dag No. 78, 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) to **Charles Commercial Pvt. Ltd.** represented by its director Mrs. Pushpa Bhutoria.

iv. **R.S. & L.R. DAG NO. 79**

WHEREAS by virtue of a registered deed of conveyance dated 15th October 2008, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 18, Pages 29 to 47, being no. 04682 for the year 2008 made between **Amal Naskar & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 44 Decimals comprised in R.S. Dag No. 79 corresponding to L.R. Dag No. 79, under L.R. Khatian No. 53, 402, 452, 557, 639, 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the





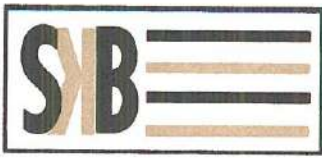
Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 44 Decimals comprised in R.S. Dag No. 79 corresponding to L.R. Dag No. 79, under L.R. Khatian No. 53, 402, 452, 557, 639, 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

v. R.S. & L.R. DAG NO.80

WHEREAS at all material times Late Hemanta Kumar Naskar was the recorded owner of ALL THAT piece and parcel of land admeasuring 65.6 Decimals comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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).

THEREAFTER by virtue of a deed of gift the said Late Hemanta Kumar Naskar transferrred of ALL THAT piece and parcel of land admeasuring 65.6 Decimals comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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) to his youngest daughter Jashodabala Dasi.





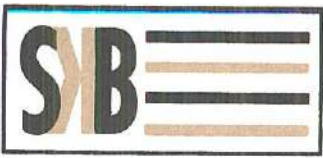
THEREAFTER the said Jashodabala Dasi became the recorded owner of the land under L.R. Khatian No. 712

THAT the said Jashodabala Dasi died without leaving behind any sons or daughters or any other legal heir and therefore her two sisters named Menoka Naskar and Usharani Sardar and only brother named Palan Naskar, jointly procured ALL THAT piece and parcel of land admeasuring 65.6 Decimals comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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) by way of inheritance and succession from their sister namely Jashodabala Dasi.

AND WHEREAS said Menoka Naskar, Usharani Sardar and Palan Naskar jointly became the absolute owners, possessioners of the land above mentioned and mutated the same vide L.R. Khatian No. 125, 480 and 697 respectively.

THAT THEREAFTER the said Menoka Naskar died intestate leaving behind the following legal heirs 1) Swapan Naskar 2) Tapan Naskar 3) Gopal Naskar 4) Anima Naskar who became the absolute owners by way of inheritance under the Indian Succession Act, 1925. of **ALL THAT** 21.87 Decimals out of 65.60 Decimals comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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).



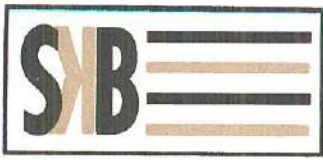


THAT THEREAFTER by a registered deed of conveyance dated 28.07.2009 registered in the A.D.S.R. Bishnupur and recorded in Book No. 1, C.D. Vol No. 14, Pages from 4014 to 4029, being no. 4286 for the year 2009 the said 1) Swapn Naskar 2) Tapan Naskar 3) Gopal Naskar 4) Anima Naskar sold conveyed and transferred ALL THAT 21.87 Decimals comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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) to Palan Naskar.

THAT THEREAFTER by a registered deed of conveyance dated 29.2.1993 registered in the A.D.S.R. Bishnupur and recorded in Book No. 1, Vol No. 11, pages from 195 to 198, being no. 1080 for the year 1993 the said Usha Sardar sold conveyed and transferred 16.40 Decimals comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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) to Palan Naskar.

THAT therefore the said Palan Naskar became the owner of ALL THAT 65.60 Decimals of land comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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).





THEREAFTER by a registered deed of conveyance dated 11th July 2014 registered in the A.D.S.R. Bishnupur and recorded in Book -I, CD Vol No. 15, Pages from 263 to 278, being no. 03768 for the year 2014 the said Palan Naskar sold conveyed and transferred ALL THAT 65.60 Decimals of land comprised in R.S. & L.R. Dag No. 80 under R.S. Khatian No. 428, 228 and 217 and at present L.R. Khatian No. 125, 480, 697 and 712 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) to Charles Commercial Private Limited.

(Out of 65.60 Decimals land in Dag No. 80 project area is 51.90 Decimals)

vi. **R.S. & L.R. DAG NO. 81**

WHEREAS by virtue of a registered deed of conveyance dated 28th April 2008, registered in the office of the Additional Registrar of Assurances - I, Kolkata, recorded in Book No. I, CD Vol No. 04, Pages 8204 to 8220, being no. 01576 for the year 2010 made between **Anath Nath Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 32 Decimals comprised in R.S. Dag No. 81 corresponding to L.R. Dag No. 81, under L.R. Khatian No. 24, 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) to **Gateway IT Infrastructure Private Limited**





AND THEREAFTER by virtue of a registered deed of conveyance dated 31st March, 2016, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 1613-2016, Pages 41588 to 41608, being no. 01818 for the year 2016 made between **Gateway IT Infrastructure Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 32 Decimals comprised in R.S. Dag No. 81 corresponding to L.R. Dag No. 81, under L.R. Khatian No. 24, 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) to **Shiv Niketan Private Limited**

(Out of 32 Decimals land in Dag No. 81 project area is 24.40 Decimals)

vii. R.S. & L.R. DAG NO. 82

WHEREAS by virtue of a registered deed of conveyance dated 13TH May 1970, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Deed No. 4491 for the year 1970 made between **Bijay Krishna Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 18 Decimals comprised in R.S. Dag No. 82 corresponding to L.R. Dag No. 82, under R.S. Khatian No. 452 & L.R. Khatian No. 448, 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) to **Late Panchu Charan Sardar.**





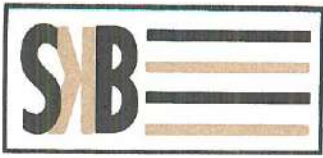
AND THEREAFTER the said Panchu Charan Sardar died intestate leaving behind his legal heirs out of which his two sons namely Ranjit Sardar and Rampad Sardar inherited 5.14 Decimals of land out of the 18 Decimals comprised in R.S. Dag No. 82 corresponding to L.R. Dag No. 82, under R.S. Khatian No. 452 & L.R. Khatian No. 448, 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)

AND THEREAFTER by virtue of a registered deed of conveyance dated 14th January, 2016, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book I, Vol No. 1613 - 2016, Pages from 4737 to 4753, being deed No. 0166 for the year 2016 made between **Ranjit Sardar and Rampad Sardar** therein referred to as the Vendors of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 5.14 Decimals comprised in R.S. Dag No. 82 corresponding to L.R. Dag No. 82, under R.S. Khatian No. 452 & L.R. Khatian No. 448, 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) to **Tirupati Carrier Limited**

(Out of 5.14 Decimals land in Dag No. 82 project area is 4.30 Decimals)

viii. R.S. & L.R. DAG NO. 83

WHEREAS by virtue of a registered deed of conveyance dated 24th June 1966, registered in the office of the Additional District Sub

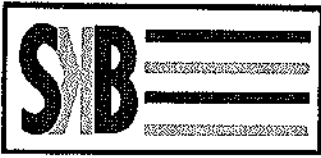


Registrar, Bishnupur, recorded in Book I, Vol No. 75, Pages from 214 to 216, being no. 8404 for the year 1966 made between **Pulin Chandra Naskar and Dulal Chandra Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 9 Decimals comprised in R.S. Dag No. 83 corresponding to L.R. Dag No. 83, under R.S. Khatian No. 451, situate and lying at Mouza - Uttar Kajirhat, J.L. No. 22, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Atul Krishna Mondal**.

THEREAFTER the said Atul Krishna Mondal died intestate leaving behind his only son Panchanan Mondal as his only legal heir who under the Indian Succession Act 1925, became the absolute owner of ALL THAT piece and parcel of Sali land admeasuring 9 Decimals comprised in R.S. Dag No. 83 corresponding to L.R. Dag No. 83, under R.S. Khatian No. 451, situate and lying at Mouza - Uttar Kajirhat, J.L. No. 22, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South).

THAT THEREAFTER by a registered deed of conveyance dated 2nd March 2009 registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book I, CD Vol No. 5, Pages from 2604 to 2615, being no. 01171 for the year 2009 made between **Panchanan Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 9 Decimals comprised in R.S. Dag No. 83 corresponding to L.R. Dag No. 83, under R.S. Khatian No. 451, situate and lying at Mouza - Uttar Kajirhat, J.L. No. 22, under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur,





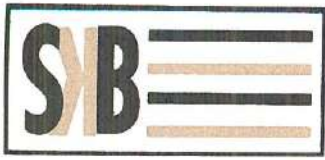
A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Shiv Niketan Private Limited.**

(Out of 9.00 Decimals land in Dag No. 83 project area is 5.10 Decimals)

ix. R.S. & L.R. DAG NO. 84

WHEREAS by virtue of a registered deed of conveyance dated 6th April, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 8, Pages 1016 to 1037, being no. 1940 for the year 2009 made between **Kamal Naskar & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 22 Decimals comprised in R.S. Dag No. 84 corresponding to L.R. Dag No. 84, under L.R. Khatian No. 451, 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 22 Decimals comprised in R.S. Dag No. 84 corresponding to L.R. Dag No. 84, under L.R. Khatian No. 451, 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

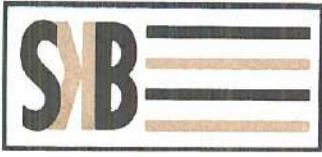
(Out of 22.00 Decimals land in Dag No. 84 project area is 2.30 Decimals)

x. **R.S. & L.R. DAG NO. 85**

WHEREAS by virtue of a registered deed of conveyance dated 16th April, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 8, Pages 3514 to 3526, being no. 2093 for the year 2009 made between **Namita Mondal & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 1 Decimals comprised in R.S. Dag No. 85 corresponding to L.R. Dag No. 85, under L.R. Khatian No. 668, 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) to **Shiv Niketan Private Limited**

WHEREAS by virtue of a registered deed of conveyance dated 20th May 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 10, Pages 2551 to 2563, being no. 2817 for the year 2009 made between **Champa Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 8 Decimals comprised in R.S. Dag No. 85 corresponding to L.R. Dag No. 85, under L.R. Khatian



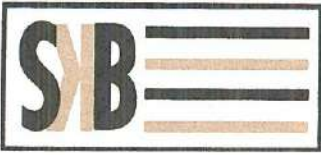


No. 275, situate and lying at Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Shiv Niketan Private Limited**

WHEREAS by virtue of a registered deed of conveyance dated 20th May 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 10, Pages 2551 to 2563, being no. 2817 for the year 2009 made between **Champa Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 3.67 Decimals comprised in R.S. Dag No. 85 corresponding to L.R. Dag No. 85, under L.R. Khatian No. 74, 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) to **Shiv Niketan Private Limited**

WHEREAS by virtue of a registered deed of conveyance dated 22nd June, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages 1275 to 1286, being no. 3469 for the year 2009 made between **Kanan Bala Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 11.67 Decimals comprised in R.S. Dag No. 85 corresponding to L.R. Dag No. 85, under L.R. Khatian No. 1051, 74 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) to **Shiv Niketan Private Limited.**





WHEREAS by virtue of a registered deed of conveyance dated 22nd June, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages 1297 to 1317, being no. 3470 for the year 2009 made between **Usha Rani Sardar & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 3.67 Decimals comprised in R.S. Dag No. 85 corresponding to L.R. Dag No. 85, under L.R. Khatian No. 74, 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 28 Decimals comprised in R.S. Dag No. 85 corresponding to L.R. Dag No. 85, under L.R. Khatian No. 668, 275, 74, 1051, , 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

(Out of 28.00 Decimals land in Dag No. 85 project area is 0.40 Decimals).





xi. R.S. & L.R. DAG NO. 86

WHEREAS by virtue of a registered deed of conveyance dated 22nd June, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages 1297 to 1317, being no. 3470 for the year 2009 made between **Usha Rani Sardar & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 61 Decimals comprised in R.S. Dag No. 86 corresponding to L.R. Dag No. 86, under L.R. Khatian No. 832, 775, 922, 906, 37, 935 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) to **Shiv Niketan Private Limited**

WHEREAS by virtue of a registered deed of conveyance dated 7TH July, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 13, Pages 2958 to 2965, being no. 3826 for the year 2009 made between **Guiram Ghosh** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 19.75 Decimals comprised in R.S. Dag No. 86 corresponding to L.R. Dag No. 86, under L.R. Khatian No. 229 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the





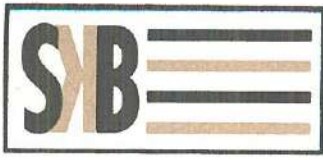
year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 80.75 Decimals comprised in R.S. Dag No. 86 corresponding to L.R. Dag No. 86, under L.R. Khatian No. 832, 775, 922, 906, 37, 935, 229 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

(Out of 80.75 Decimals land in Dag No. 86 project area is 5.00 Decimals)

xii. R.S. & L.R. DAG NO. 87

WHEREAS by virtue of a registered deed of conveyance dated 22nd June, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages 1297 to 1317, being no. 3470 for the year 2009 made between **Usha Rani Sardar & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 66 Decimals comprised in R.S. Dag No. 87 corresponding to L.R. Dag No. 87, under L.R. Khatian No. 832, 775, 922, 906, 37, 935, 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) to **Shiv Niketan Private Limited**

WHEREAS by virtue of a registered deed of conveyance dated 7TH July, 2009, registered in the office of the Additional District Sub

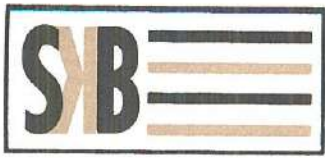


Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 13, Pages 2958 to 2965, being no. 3826 for the year 2009 made between **Guiram Ghosh** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 23.00 Decimals comprised in R.S. Dag No. 87 corresponding to L.R. Dag No. 87, under L.R. Khatian No. 229 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 89 Decimals comprised in R.S. Dag No. 87 corresponding to L.R. Dag No. 87, under L.R. Khatian No. 832, 775, 922, 906, 37, 935, 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

(Out of 89.00 Decimals land in Dag No. 87 project area is 66.20 Decimals).



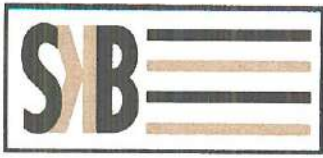


xiii. R.S. & L.R. DAG NO. 88

WHEREAS by virtue of a registered deed of conveyance dated 12th July, 2010, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 13, Pages 1805 to 1818, being no. 4218 for the year 2010 made between **Birendra Nath Mondal** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 4.67 Decimals comprised in R.S. Dag No. 88 corresponding to L.R. Dag No. 88, under L.R. Khatian No. 372, 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 4.67 Decimals comprised in R.S. Dag No. 88 corresponding to L.R. Dag No. 88, under L.R. Khatian No. 372, 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria.





(Out of 4.67 Decimals land in Dag No. 88 project area is 1.20 Decimals)

xiv. R.S. & L.R. DAG NO. 88/1049

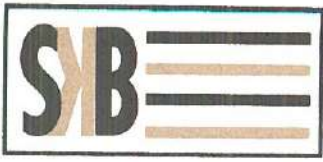
PART I

WHEREAS at all material times Late Pran Krishna Naskar was the absolute owner of ALL THAT piece and parcel of Sali land admeasuring 5.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 753, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND WHEREAS the said Pran Krishna Naskar died intestate leaving behind him his wife namely Smt. Malati Naskar and his son namely Raj Kumar Naskar who inherited his property and at present his son is selling his share i.e. ALL THAT piece and parcel of Sali land admeasuring 5.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 753, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND THEREAFTER By a Deed of Conveyance dated 25th June 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages from 2564 to 2574 being no. 03288 for the year 2014 made between **Raj Kumar Naskar** the vendor therein sold, conveyed, and transferred ALL





THAT piece and parcel of Sali land admeasuring 5.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 753, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Tirupati Enclave Private Limited.**

PART II

WHEREAS at all material times Late Pran Krishna Naskar was the absolute owner of ALL THAT piece and parcel of Sali land admeasuring 6.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 682, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND WHEREAS the said Pran Krishna Naskar died intestate leaving behind him his wife namely Smt. Malati Naskar and his son namely Raj Kumar Naskar who inherited his property and at present his wife is selling her share i.e. ALL THAT piece and parcel of Sali land admeasuring 6.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 682, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND THEREAFTER By a Deed of Conveyance dated 25th June 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages from 2506 to 2516 being no. 03286 for the year 2014 made between **Malati Naskar** the vendor therein sold, conveyed, and transferred ALL THAT





piece and parcel of Sali land admeasuring 6.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 682, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Tirupati Enclave Private Limited.**

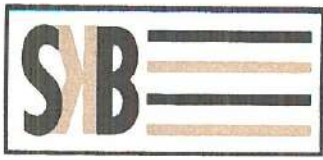
PART III

WHEREAS at all material times Late Dudh Kumar Naskar was the absolute owner of ALL THAT piece and parcel of Sali land admeasuring 6.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 341, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND WHEREAS the said Dudh Kumar Naskar died intestate leaving behind him, his wife and two sons as his only legal heirs who inherited ALL THAT piece and parcel of Sali land admeasuring 6.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 341, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND THEREAFTER By a Deed of Conveyance dated 25th June 2014 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages from 2575 to 2585 being no. 03287 for the year 2014 made between **Mangala Naskar & Ors** the vendor therein sold, conveyed, and transferred





ALL THAT piece and parcel of Sali land admeasuring 6.00 Decimals comprised in R.S. & L.R. Dag No. 88/1049 under L.R. Khatian No. 341, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Tirupati Enclave Private Limited.**

xv. **R.S. & L.R. DAG NO. 89**

PART I

WHEREAS by virtue of a registered deed of conveyance dated 22nd June, 2010, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages 943 to 958, being no. 3777 for the year 2010 made between **Santosh Biswas & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 4 Decimals comprised in R.S. Dag No. 89 corresponding to L.R. Dag No. 89, under L.R. Khatian No. 289, 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed





ALL THAT piece and parcel of Sali land admeasuring 4 Decimals comprised in R.S. Dag No. 89 corresponding to L.R. Dag No. 89, under L.R. Khatian No. 289, 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

PART II

WHEREAS at all material times Late Thakur Chowdhury Biswas was the absolute owner of ALL THAT piece and parcel of Sali land admeasuring 2.00 Decimals comprised in R.S. & L.R. Dag No. 89 under L.R. Khatian No. 289, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND WHEREAS the said Thakur Chowdhury Biswas died intestate leaving behind him, his two daughters as his only legal heirs who inherited ALL THAT piece and parcel of Sali land admeasuring 2.00 Decimals comprised in R.S. & L.R. Dag No. 89 under L.R. Khatian No. 289, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND THEREAFTER By a Deed of Conveyance dated 5th May 2010 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, being no. 02479 for the year 2014 made between **Khudo Bala Mondal & Anr** the vendors therein sold, conveyed, and transferred ALL THAT piece and parcel of Sali land admeasuring 2.00 Decimals comprised in R.S. & L.R. Dag No. 89





under L.R. Khatian No. 289, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Shiv Niketan Private Limited.**

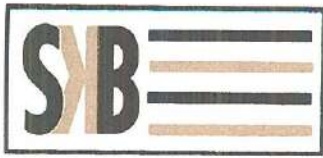
xvi. R.S. & L.R. DAG NO. 90

PART I

WHEREAS by virtue of a registered deed of conveyance dated 22nd June, 2010, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 12, Pages 943 to 958, being no. 3777 for the year 2010 made between **Santosh Biswas & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 4 Decimals comprised in R.S. Dag No. 90 corresponding to L.R. Dag No. 90, under L.R. Khatian No. 289, 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 4 Decimals comprised in R.S. Dag No. 90 corresponding to L.R. Dag No. 90, under L.R. Khatian No. 289, 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

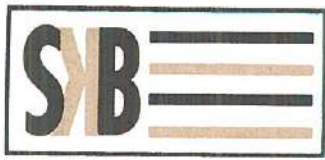
PART II

WHEREAS at all material times Late Thakur Chowdhury Biswas was the absolute owner of ALL THAT piece and parcel of Sali land admeasuring 2.00 Decimals comprised in R.S. & L.R. Dag No. 90 under L.R. Khatian No. 289, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND WHEREAS the said Thakur Chowdhury Biswas died intestate leaving behind him, his two daughters as his only legal heirs who inherited ALL THAT piece and parcel of Sali land admeasuring 2.00 Decimals comprised in R.S. & L.R. Dag No. 90 under L.R. Khatian No. 289, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur, A.D.S.R. Bishnupur in the district of 24 Parganas (South)

AND THEREAFTER By a Deed of Conveyance dated 5th May 2010 registered in Additional District Sub Registrar, Bishnupur, recorded in Book No. I, being no. 02479 for the year 2014 made between **Khudo Bala Mondal & Anr** the vendors therein sold, conveyed, and transferred ALL THAT piece and parcel of Sali land admeasuring 2.00 Decimals comprised in R.S. & L.R. Dag No. 90 under L.R. Khatian No. 289, J.L. No. 22, Mouza - Uttar Kajirhat under Paschim Bishnupur Gram Panchayat, P.S. - Bishnupur





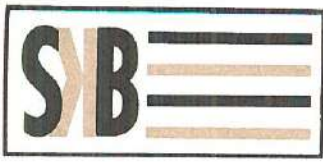
A.D.S.R. Bishnupur in the district of 24 Parganas (South) to **Shiv Niketan Private Limited.**

xvii. R.S. & L.R. DAG NO. 91

WHEREAS by virtue of a registered deed of conveyance dated 28th April 2008, registered in the office of the Additional Registrar of Assurances - I, Kolkata, recorded in Book No. I, CD Vol No. 04, Pages 8204 to 8220, being no. 01576 for the year 2010 made between **Anath Nath Naskar** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 28 Decimals comprised in R.S. Dag No. 91 corresponding to L.R. Dag No. 91, under L.R. Khatian No. 24, 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) to **Gateway IT Infrastructure Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 31st March, 2016, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 1613-2016, Pages 41588 to 41608, being no. 01818 for the year 2016 made between **Gateway IT Infrastructure Private Limited** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 28 Decimals comprised in R.S. Dag No. 91 corresponding to L.R. Dag No. 91, under L.R. Khatian No. 24, 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) to **Shiv Niketan Private Limited.**





(Out of 28 Decimals land in Dag No. 91 project area is 26.80 Decimals)

xviii. R.S. & L.R. DAG NO. 93

WHEREAS by a registered Deed of Conveyance dated 19th September 2007, registered in the office of the 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** therein referred to as the Vendor of the One Part sold, transferred, and conveyed ALL THAT piece and parcel of Sali land admeasuring 2.50 Decimals comprised in R.S. Dag No. 93 corresponding to L.R. Dag No. 93 under L.R. Khatian No. 14, 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) to **Gateway IT Infrastructure Pvt. Ltd.**

AND THEREAFTER by a registered Deed of Conveyance dated 26th June, 2014, registered in the office of the Additional District Sub Registrar, 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.** therein referred to as the Vendor of the One Part sold, transferred, and conveyed ALL THAT piece and parcel of Sali land admeasuring 2.50 Decimals comprised in R.S. Dag No. 93 corresponding to L.R. Dag No. 93 under L.R. Khatian No. 14, 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) to **Charles Commercial Private Limited.**





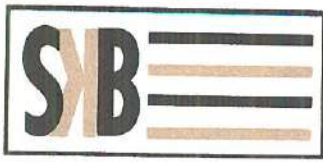
(Out of 2.50 Decimals land in Dag No. 93 project area is 2.40 Decimals)

xix. R.S. & L.R. DAG NO. 94

WHEREAS by virtue of a registered deed of conveyance dated 6th April, 2009, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 8, Pages 1016 to 1037, being no. 1940 for the year 2009 made between **Kamal Naskar & Ors** therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 15.50 Decimals comprised in R.S. Dag No. 94 corresponding to L.R. Dag No. 94, under L.R. Khatian No. 451, 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) to **Shiv Niketan Private Limited**

AND THEREAFTER by virtue of a registered deed of conveyance dated 6TH September, 2013, registered in the office of the Additional District Sub Registrar, Bishnupur, recorded in Book No. I, CD Vol No. 11, Pages 5255 to 5286, being no. 04806 for the year 2013 made between **Shiv Niketan Private Limited** represented by its director Lalit Kumar Bhutoria therein referred to as the Vendor of the One Part sold, transferred and conveyed ALL THAT piece and parcel of Sali land admeasuring 15.50 Decimals comprised in R.S. Dag No. 94 corresponding to L.R. Dag No. 94, under L.R. Khatian No. 451, 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) to **OM Towers Private Limited** represented by its director Pushpa Bhutoria

(Out of 15.50 Decimals land in Dag No. 94 project area is 6.20 Decimals)

VI. OUR COMMENTS AND OBSERVATION:

- a) 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 owner having clear and marketable right, title and interest with respect to the said property, however we would further require to scrutinize the chain title deeds to give the final report.
- b) 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 Charles Commercial Private Limited, so as to facilitate the development and transfer of the said property by Charles Commercial Private Limited and to give effect to the understanding arrived at between the parties under the Development Agreement.
- c) It has been observed that one mortgage deed being no. 00922 for the year 2023, has been executed between the owners and Developer being the mortgagor with Bank of India being mortgagee in the office of DSR-IV, Alipore. The said property is







mortgaged for the purpose of construction finance with the mortgagee.

- d) Hence as per the preliminary report it is certified that Charles Commercial Private Limited has complete and absolute development rights in respect of Development of the Said Property.

Date: 29.08.2024

With Best Regards,



For SKB & Associates
Solicitor & Advocates
High Court, Calcutta