

NON-ENCUMBERANCE CERTIFICATE

Re: 10 (ten) *bighas*, 6 (six) *cottals*, 4 (four) *chittacks* and 10 (ten) square feet, more or less equivalent to 151020 (one lac fifty-one thousand and twenty, comprised in Municipal Premises No. 47 (previously comprised of Premises No. 54A, 53A, 53B, 67, 67/1C), Canal Circular Road, Post Office Kankurgachi, Police Station Phoolbagan, Kolkata- 700054, within KMC, Sub-Registration District Sealdah, District South 24 Parganas (Said Property)

- 1.1.1 **Owners:** (1) **Eden Realty Ventures Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 7, Jawahar Lal Nehru Road, Kolkata - 700013, Post Office Dharamtalla, Police Station New Market, (2) **Shivshakti Vincom Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office- Dharamtala, Police Station- New Market, (3) **Saral Construction Advisory Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (4) **Bhagwati Vimimay Private Limited**, a Company governed the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (5) **Century Commosale Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (6) **Sudama Commodcal Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12 Dr. U.N. Brahmachari Street, Kolkata - 700017, Post Office Park Street, Police Station Park Street, (7) **Vishwakarma Marcom Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12 Dr. U.N. Brahmachari Street, Kolkata - 700017, Post Office Park Street, Police Station- Park Street, (8) **Sunidhi Realty Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (9) **Jansampark Vintrade Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (10) **Sai Dealmark Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (11) **Trance Dealcom Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharamtola, Police Station Boubazar, (12) **Trance Tradelink Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at 1A, Raja Subodh Mullick Square, 4th Floor, Kolkata - 700013, Post Office Dharamtola, Police Station Boubazar, (13) **Supersoft Vincom Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at Maruti Building, Flat No. 5E, 12 Dr. U.N. Brahmachari Street, Kolkata - 700017, Post Office- Park Street, Police Station -Park Street, (14) **Sunidhi Complex Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town, (15) **Utsav Developers Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at Ideal Plaza, North Block, N 410, 11/1, Sarat Bose Road, Kolkata - 700020, Police Station - Bhawanipore, Post Office - Elgin Road, (16) **Edencity Properties Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at Ideal Plaza, North Block, N 410, 11/1, Sarat Bose Road, Kolkata - 700020, Police Station - Bhawanipore, Post Office - Elgin Road, (17) **Vivek Bulb Industries Private Limited**, a Company governed by the Companies Act, 2013, having its registered

office at Municipal Premises No. 54, Canal Circular Road, Kolkata - 700054, Police Station - Phoolbagan, Post Office - Kankurgachi, (18) **Mechano International Private Limited**, a Company governed by the Companies Act, 2013, having its registered office at Municipal Premises No. 54, Canal Circular Road, Kolkata - 700054, Police Station - Phoolbagan, Post Office - Kankurgachi and (19) **Sunidhi Estates Private Limited**, a Company governed by The Companies Act, 2013, having its registered office at P - 243, Lake Town, Block A, Kolkata - 700089, Post Office Lake Town, Police Station Lake Town.

- 1.1.2 **Larger Property:** Land measuring 17 (Seventeen) bigha 19 (Nineteen) cottah, 4 (Four) chittak, 32 (Thirty Two) square feet, more or less, comprised in Municipal Premises No. 47, Canal Circular Road, Post Office Kankurgachi, Police Station Phoolbagan, Kolkata - 700054, within KMC, Sub-Registration District Scaldah, District South 24 Parganas morefully and collectively described in the 1st Schedule below (Larger Property) with proportionate share of right in the 32 (thirty two) feet wide access exclusive passage, strip of land admeasuring 15 (fifteen) cottahs 4 (four) chittacks, existing between Municipal Premises No. 53, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side and Municipal Premises No. 47, Canal Circular Road, Kolkata 700054.
- 1.1.3 **First Phase Land:** Land measuring 7 (seven) bighas 3 (three) cottahs, 11 (eleven) chittaks, 22 (twenty two) square feet, more or less, comprised in Municipal Premises No. 47 (previously comprised of Premises No. 51A, 47, 80 and 53), Canal Circular Road, Post Office Kankurgachi, Police Station Phoolbagan, Kolkata - 700054, within KMC, Sub-Registration District Scaldah, District South 24 Parganas morefully and collectively described in Part I of the 2nd Schedule below (First Phase Land) with proportionate share of right in the 32 (thirty two) feet wide access exclusive passage, strip of land admeasuring 15 (fifteen) cottahs 4 (four) chittacks, existing between Municipal Premises No. 53, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side and Municipal Premises No. 47, Canal Circular Road, Kolkata 700054.
- 1.1.4 **Second Phase Land:** Land measuring 10 (ten) bighas, 6 (six) cottahs, 4 (four) chittacks and 10 (ten) square feet, more or less equivalent to 151020 (one lac fifty-one thousand and twenty, comprised in Municipal Premises No. 47 (previously comprised of Premises No. 51A, 53A, 53B, 67, 67/1C), Canal Circular Road, Post Office Kankurgachi, Police Station Phoolbagan, Kolkata- 700054, within KMC, Sub-Registration District Scaldah, District South 24 Parganas morefully and collectively described in Part II of the 2nd Schedule below (Second Phase Land) with proportionate share of right in the 32 (thirty two) feet wide access exclusive passage, strip of land admeasuring 15 (fifteen) cottahs 4 (four) chittacks, existing between Municipal Premises No. 53, Canal Circular Road, Kolkata 700054 and 53B, Canal Circular Road, Kolkata 700054 on one side and Municipal Premises No. 47, Canal Circular Road, Kolkata 700054.

Searches Made:

1. Office of the Registrar of Assurances, Kolkata for a period of 30 (thirty) years from 1989 to 2018 in respect of the Said Property.
2. Office of the District Registrar, Alipore, South 24 Parganas for a period of 30 (thirty) years from 1988 to 2018 in respect of the Said Property.
3. Office of the Additional District Sub-Registrar, Scaldah, for a period of 30 (thirty) years from 1988 to 2018 in respect of the Said Property.

4. In the Id. Court of the 1st Civil Judge, Senior Division at Sealdah and 1st Civil Judge, Junior Division at Sealdah in the following names for their respective years:
- Saral Construction Advisory Private Limited [2012 to 2023].
 - Sunidhi Estates Private Limited [2012 to 2023].
 - Eden Realty Ventures Private Limited [2012 to 2023].
 - Shivshakti Vincom Private Limited [2012 to 2023].
 - Bhagwati Vinimay Private Limited [2012 to 2023].
 - Century Commodore Private Limited [2012 to 2023].
 - Sudama Commodore Private Limited [2012 to 2023].
 - Vishwakarma Marcom Private Limited [2012 to 2023].
 - Sunidhi Realty Private Limited [2012 to 2023].
 - Jansampark Vintrade Private Limited [2012 to 2023].
 - Sai Dealmark Private Limited [2012 to 2023].
 - Trance Dealcom Private Limited [2012 to 2023].
 - Trance Tradelink Private Limited [2012 to 2023].
 - Supersoft Vincom Private Limited [2012 to 2023].
 - Sunidhi Complex Private Limited [2012 to 2023].
 - Utsav Developers Private Limited [2012 to 2023].
 - Edencity Properties Private Limited [2012 to 2023].
 - Vivek Bulb Industries Private Limited [2012 to 2023].
 - Mechano International Private Limited [2012 to 2023].

Devolution of the Title:

A. Ownership of First Phase Land:

1. Premises No. 51A

- a. **Ownership of Santosh Kumar Bose:** By virtue of a Deed of Conveyance dated 10th February, 1940 registered in Book No. I, Volume No. 24, Pages from 50 to 56, being Deed No. 32 for the year 1940, one Santosh Kumar Bose was the sole and absolute owner of the land admeasuring 3 (three) *bigha* 6 (six) *cottah* 0 (zero) *chittack* and 25 (twenty-five) square feet, more or less, forming entirety of Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054 (**Santosh Kumar's Property**).
- b. **Demise of Santosh Kumar Bose:** The said Santosh Kumar Bose, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind surviving his widow namely, Tarubala Bose and his mother Prabhavati Bose as his legal heiress who became jointly entitled to Santosh Kumar's Property, each having undivided 1/2nd (one half) share in Santosh Kumar's Property.
- c. **Gift by Tarubala Bose:** By a Deed of Gift dated 29th July, 1959 registered in the Office of the Sub-Registrar, Sealdah and recorded in Book No. I, Volume No. 36, Pages from 245 to 248, being Deed No. 1775 for the year 1959 (**Said Gift Deed**), the said Tarubala Bose gifted a piece and parcel of land admeasuring 5 (five) *cottah* out of her undivided 1/2nd (one half) share in Santosh Kumar's Property, in favour of one Radharani Chakraborty.
- d. **Demise of Radharani Chakraborty:** The said Radharani Chakraborty, a hindu female governed by the *Dayabhaga* School of Hindu Law, died intestate on 3rd January, 1961, leaving behind surviving her 3 (three) sons namely, (1) Chittaranjan Chakraborty, (2) Satyaranjan Chakraborty and (3) Kajal Chakraborty (collectively, **Chittaranjan & Ors.**) as her legal heirs who became entitled to her property being the land admeasuring 5

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- (five) *cottah* contained in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054.
- e. **Sale by Chittaranjan & Ors.:** By a Deed of Conveyance dated 26th June, 1972 registered in the Office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 23, Pages from 291 to 296, being Deed No. 910 for the year 1972, the said Chittaranjan & Ors. sold, transferred and conveyed their property being the land admeasuring 5 (five) *cottah* in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054 to (1) Satyacharan Mondal, (2) Shripati Charan Mondal, (3) Balaram Mondal, (4) Nemai Chandra Mondal and as all partners/co-owners of West Bengal Rubber Works.
- f. **Sale by Tarubala Bose:** By a Deed of Conveyance dated 30th January, 1971 registered in the Office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 5, Pages from 244 to 249, being Deed No. 186 for the year 1971, the said Tarubala Bose and her adopted daughter namely, Anala Bose, sold, transferred and conveyed the balance portion of her undivided 1/2nd (one half) share in Santosh Kumar's Property to (1) Satyacharan Mondal, (2) Shripati Charan Mondal, (3) Balaram Mondal and (4) Nemai Chandra Mondal.
- g. **Ownership of Satyacharan Mondal & Ors.:** In the above mentioned manner, the said (1) Satyacharan Mondal, (2) Shripati Charan Mondal, (3) Balaram Mondal, (4) Nemai Chandra Mondal, all partners/co-owners of West Bengal Rubber Works, became joint owners of the undivided 1/2nd (one half) share in Santosh Kumar's Property being the land admeasuring 1 (one) bigha 9 (nine) *cottah* 12 (twelve) *chittack* 35 (thirty five) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054.
- h. **Dissolution of West Bengal Rubber Works:** The said business in name of West Bengal Rubber Works was dissolved by the mutual consent of all the partners/co-owners and/or their legal heirs and all the assets of the said business was mutually distributed amongst the partners/co-owners, each having undivided 1/4th (one fourth) share in of the undivided 1/2nd (one half) share in Santosh Kumar's Property being the land admeasuring 1 (one) bigha 9 (nine) *cottah* 12 (twelve) *chittack* 35 (thirty five) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054.
- i. **Demise of Satyacharan Mondal:** On or about 02.01.1980, the said Satyacharan Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind surviving his widow namely, Sarala Mondal and his 6 (six) sons namely (1) Niranjana Mondal, (2) Monoranjan Mondal, (3) Arun Kumar Mondal, (4) Uday Kumar Mondal, (5) Tapas Kumar Mondal, (6) Swapan Kumar Mondal and 5 (five) daughters namely (1) Bimala Dhawa, (2) Pramila Roy, (3) Gita Roy, (4) Niva Halder, (5) Sikha Chandra as his only legal heirs and heiress who thus, jointly became the owner of 1/4th (one fourth) share of Satyacharan Mondal in Santosh Kumar's Property, each having undivided 1/48th (one forty-eighth) share in Santosh Kumar's Property.
- j. **Demise of Shripati Charan Mondal:** On or about 30.01.1990, the said Shripati Charan Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind surviving his widow namely, Sabita Mondal alias Sabita Rani Mondal and his 4 (four) sons namely (1) Anjan Mondal, (2) Deepak Mondal, (3) Tapas Mondal, (4) Tarun Mondal, and 2 (two) daughters namely (1) Bharati Halder and (2) Arati Bera as his only legal heirs and heiress who thus, jointly became the owner of 1/4th (one fourth) share of Shripati Charan Mondal in Santosh Kumar's Property, each having undivided 1/28th (one twenty-eighth) share in Santosh Kumar's Property.

- k. **Demise of Balam Mondal:** On or about 13.06.1978, the said Balam Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind surviving his widow namely, Anita Mondal and his 2 (two) sons namely (1) Debabrata Mondal, (2) Subrata Mondal, and 2 (two) daughters namely (1) Sanghamitra Dinda and (2) Papri Bose as his only legal heirs and heiress who thus, jointly became the owner of $1/4^{\text{th}}$ (one fourth) share of Balam Mondal in Santosh Kumar's Property, each having undivided $1/20^{\text{th}}$ (one twenty) share in Santosh Kumar's Property.
- l. **Demise of Anita Mondal:** On or about 12.07.1986, the said Anita Mondal, a hindu female governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind surviving her 2 (two) sons namely (1) Debabrata Mondal, (2) Subrata Mondal, and 2 (two) daughters namely (1) Sanghamitra Dinda and (2) Papri Bose as her only legal heirs and heiress who thus, jointly became the owner of $1/20^{\text{th}}$ (one twentieth) share of Anita Mondal in Santosh Kumar's Property, each having undivided $1/80^{\text{th}}$ (one eighty) share in Santosh Kumar's Property.
- m. **Demise of Manoranjan Mondal:** On or about 07.01.2002, the said Manoranjan Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind surviving his widow namely, Sandhya Mondal and only daughter namely Nilanjana Mondal as his only legal heiress who thus, jointly became the owner of $1/48^{\text{th}}$ (one forty eight) share of Balam Mondal in Santosh Kumar's Property, each having undivided $1/96^{\text{th}}$ (one ninety six) share in Santosh Kumar's Property.
- n. **Ownership of Mondal Family:** In the above mentioned circumstances the said (1) Nemai Chandra Mondal (2) Sarala Mondal (3) Niranjana Mondal, (4) Arun Kumar Mondal, (5) Uday Kumar Mondal, (6) Tapari Kumar Mondal, (7) Swapari Kumar Mondal (8) Bimala Dhawa, (9) Pramila Roy, (10) Gita Roy, (11) Niva Halder, (12) Sikha Chandra, Sabita Mondal alias Sabita Rani Mondal (13) Anjan Mondal, (14) Deepak Mondal, (15) Tapas Mondal, (16) Tarun Mondal, (17) Bharati Halder and (18) Arati Bera, (19) Debabrata Mondal (20) Subrata Mondal, (21) Sanghamitra Dinda, (22) Papri Bose (23) Sandhya Mondal, (24) Nilanjana Mondal became joint owners of the undivided $1/2^{\text{nd}}$ (one half) share in Santosh Kumar's Property being the land admeasuring 1 (one) bigha 9 (nine) cottah 12 (twelve) chittack 35 (thirty five) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054.
- o. **First Sale to UDPL & Anr.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 33, being Deed No. 912 for the year 2007, the Owners of the First Part sold, transferred and conveyed the undivided $1/4^{\text{th}}$ (one fourth) portion from their undivided $1/2^{\text{nd}}$ (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Utsav Management Services Private Limited (presently Utsav Developers Private Limited) and Prabhakar Singh, who became the joint owners, each having undivided $1/2^{\text{nd}}$ (one half) share in the conveyed property.
- p. **Second Sale to Laxmi & Anr.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 32, being Deed No. 916 for the year 2007, the Owners of the First Part sold, transferred and conveyed the undivided $1/4^{\text{th}}$ (one fourth) portion from their undivided $1/2^{\text{nd}}$ (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited) and

Ashok Mishra, who became the joint owners, each having undivided 1/2nd (one half) share in the conveyed property.

- q. **Third Sale to Niranjana Rai & Anr.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 32, being Deed No. 894 for the year 2007, the Owners of the First Part sold, transferred and conveyed the undivided 1/4th (one fourth) portion from their undivided 1/2nd (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Niranjana Rai and Ritesh Kumar Rai, who became the joint owners, each having undivided 1/2nd (one half) share in the conveyed property.
- r. **Fourth Sale to Silpi Saha & Anr.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 32, being Deed No. 875 for the year 2007, the Owners of the First Part sold, transferred and conveyed the undivided 1/4th (one fourth) portion from their undivided 1/2nd (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Silpi Saha and Akshay Parashar, who became the joint owners, each having undivided 1/2nd (one half) share in the conveyed property.
- s. **Ownership of Prabhavati Bose:** After the demise of Late Santosh Kumar Bose, his mother Prabhavati Bose became the owner of undivided 1/2 (one half) share of Santosh Kumar's Property.
- t. **Sale by Prabhavati Bose:** By a Deed of Conveyance dated 12th July, 1963, registered in the Office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 43, Pages from 13 to 19, being Deed No. 1685 for the year 1963, the said Prabhavati Bose sold, transferred and conveyed her undivided 1/2nd (one half) share in Santosh Kumar's Property to (1) Shripati Charan Mondal, (2) Balaram Mondal and (3) Nema Chandra Mondal.
- u. **Legal heirs of Mondal Family:** The said (1) Shripati Charan Mondal and (2) Balaram Mondal, died intestate leaving behind surviving their legal heirs and heiresses namely, (1) Sabita Mondal *alias* Sabita Rani Mondal, (2) Anjan Mondal, (3) Deepak Mondal, (4) Tapas Mondal, (5) Tarun Mondal, (6) Bharati Halder and (7) Arati Bera (collectively Legal heirs of Shripati Charan Mondal) and (1) Anita Mondal, (2) Debabrata Mondal, (3) Subrata Mondal, (4) Sanghamitra Dinda and (5) Papri Bose, (collectively Legal heirs of Balaram Mondal). The Legal heirs of Shripati Charan Mondal, the Legal heirs of Balaram Mondal and Nema Chandra Mondal became joint owners of the balance portion of Santosh Kumar's Property being the undivided 1/2nd (one half) share in Santosh Kumar's Property.
- v. **First sale to UDPL & Ors.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 28, being Deed No. 857 for the year 2007, the Owners therein sold, transferred and conveyed an undivided 1/4th (one fourth) portion from their undivided 1/2nd (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Utsav Management Services Private Limited (presently Utsav Developers Private Limited)

(UDPI), Sailesh Sukla and Pankaj Kumar, who became the joint owners, each having undivided 1/3rd (one third) share in the conveyed property.

- w. **Second sale to Arvind Das & Anr.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 28, being Deed No. 872 for the year 2007, the Owners therein sold, transferred and conveyed an undivided 1/4th (one fourth) portion from their undivided 1/2nd (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Arvind Das and Binay Kumar Singh, who became the joint owners, each having undivided 1/2 (one half) share in the conveyed property.
- x. **Third sale to Laxmi & Anr.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 27, being Deed No. 854 for the year 2007, the Owners therein ~~the Owners of the Second Part~~ sold, transferred and conveyed an undivided 1/4th (one fourth) portion from their undivided 1/2nd (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited) and Niranjana Rai, who became the joint owners, each having undivided 1/2 (one half) share in the conveyed property.
- y. **Fourth Sale to Silpi Saha & Anr.:** By virtue of a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 27, being Deed No. 852 for the year 2007, the Owners therein sold, transferred and conveyed an undivided 1/4th (one fourth) portion from their undivided 1/2nd (one half) share in Santosh Kumar's Property i.e. the land admeasuring 7 (seven) cottah 7 (seven) chittack 9 (nine) square feet in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054, to Silpi Saha and Prabhakar Singh, who became the joint owners, each having undivided 1/2 (one half) share in the conveyed property.
- z. **Ownership of Santosh Kumar's Property:** In the above manner, Utsav Management Services Private Limited (presently Utsav Developers Private Limited), Sailesh Sukla, Pankaj Kumar, Silpi Saha, Prabhakar Singh, Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited), Niranjana Rai, Arvind Das, Binay Kumar Singh, Akshay Parashar, Ashok Mishra and Ritesh Kumar Rai became the joint and absolute owners of the entirety of Santosh Kumar's Property.
2. **Premises No. 47**
- a. **Ownership of Nani Gopal & Ors.:** Nani Gopal Dhar, Gosto Behari Dhar, Lal Behari Dhar, Sajal Behari Dhar, Bipin Behari Dhar, Prasadhoni Dasi, Bijou Behari Dhar and Sarba Sundari Dhar were the joint and absolute owner of the land admeasuring 2 (two) *bigha* 17 (seventeen) *cottah* 2 (two) *chittack*, more or less, forming entirety of Municipal Premises No. 47, Canal Circular Road, Kolkata - 700054 (Nani Gopal & Ors.' Property)
- b. **Title Suit:** Nani Gopal Dhar against Gosto Behari Dhar & Ors. filed a partition suit bearing T.S. No. 3413 of 1954, in the Hon'ble High Court of Calcutta. The Court ordered that Nani Gopal & Ors.' Property will be sold off through the receiver appointed by the High Court.

- c. **Ownership of Santu Shaw:** Pursuant to the above partition suit and by an Order dated 13th March, 1956, passed by Hon'ble High Court, Nani Gopal & Ors. sold their respective shares in the said Premises No. 47 to Santu Shaw by a Deed of Conveyance dated 18th February, 1957, registered in the Office of Sub-Registrar, Sealdah, recorded in Book No. 1, Pages 191 to 198, being Deed No. 415 for the year 1957.
 - d. **Demise of Santu Shaw:** On or about 16th November, 1981, Santu Shaw, a hindu male governed by the *Mitakshara* School of Hindu Law, died intestate leaving behind him, his wife Saraswati Shaw and 5 (five) sons namely Jagannath Shaw, Bhola Nath Shaw, Kishori Mohan Shaw, Dulal Shaw and Gopal Shaw and 3 (three) daughters Dhanumati Gupta, Manju Majumder, Gauri Shaw.
 - e. **Demise of Jagannath Shaw:** On or about 26th January, 1996, Jagannath Shaw a hindu male governed by the *Mitakshara* School of Hindu Law, died intestate leaving behind him, his wife Santi Rani Shaw and 2 (two) sons namely Narayan Shaw and Shankar Shaw and only daughter Gita Rani Shaw.
 - f. **Demise of Saraswati Shaw:** On or about 7th December, 1998, Saraswati Shaw a hindu female governed by the *Mitakshara* School of Hindu Law, died intestate leaving behind her children namely Bhola Nath Shaw, Kishori Mohan Shaw, Dulal Shaw and Gopal Shaw, Dhanumati Gupta, Manju Majumder, Gauri Shaw, Narayan Shaw and Shankar Shaw, Gita Rani Shaw.
 - g. **Sale by Bhola Nath:** By an Indenture of Sale dated 30th August, 2004, registered in the Office of the Additional District Sub-Registrar, Sealdah, recorded in Book No. 1, Volume No. 29, at Pages 280 to 291, being Deed No. 654 for the year 2007, Bhola Nath Shaw sold and transferred his undivided 1/8th share in Santu's Property to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited).
 - h. **Sale by Kishori:** By a Deed of Conveyance dated 20th October, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 30, being Deed No. 834 for the year 2007, Kishori mohan Shaw sold and transferred his undivided 1/8th share in Santu's Property to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited), Utsav Management Services Private Limited (presently Utsav Developers Private Limited), Niranjana Rai, Silpi Saha, Ashok Mishra, Arvind Das, Prabhakar Singh, Ritesh Kumar Rai, Akshay Parashar, Binay Kumar Singh, Sailesh Sukla, Pankaj Kumar.
 - i. **Sale by Dulal Shaw & Ors.:** By a Deed of Conveyance dated 24th November, 2004, registered in the Office of the Additional District Sub-Registrar, Sealdah, recorded in Book No. 1, Volume No. 29, at Pages 292 to 315, being Deed No. 655 for the year 2007, Dulal Shaw, Shankar Shaw, Narayan Shaw, Shanti Shaw, Geeta Rani Shaw, Gopal Shaw, Dhanumati Shaw, Manju Majumdar, Gauri Rani Shaw sold and transferred their respective share in Santu's Property to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited).
3. **Premises No. 80**
- a. **Ownership of Satya Charan Nag:** Satya Charan Nag was the sole and absolute owner of the Municipal Premises No. 80, Canal Circular Road, Kolkata - 700054 (Nag's Property).

- b. **Demise of Satya Charan Nag:** Satya Charan Nag, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him, his wife Nanda Rani Nag as his only legal heir.
- c. **Sale by Nanda Rani Nag:** By virtue of Deed of Conveyance dated 28th April, 1973 registered in the Office of the Sub-Registrar, Sealdah, recorded in Book No. 1, Volume No. 27, Pages from 164 to 167, being Deed No. 741 for the year 1973, Nanda Rani Nag sold the entirety of Nag's Property to Santu Shaw.
- d. **Demise of Santu Shaw:** On or about 16th November, 1981, Santu Shaw, a hindu male governed by the *Mitakshara* School of Hindu Law, died intestate leaving behind him, his wife Saraswati Shaw and 5 (five) sons namely Jagannath Shaw, Bhola Nath Shaw, Kishori Mohan Shaw, Dulal Shaw and Gopal Shaw and 3 (three) daughters Dhanumati Gupta, Manju Majumder, Gauri Shaw.
- e. **Demise of Jagannath Shaw:** On or about 26th January, 1996, Jagannath Shaw a hindu male governed by the *Mitakshara* School of Hindu Law, died intestate leaving behind him, his wife Santi Rani Shaw and 2 (two) sons namely Narayan Shaw and Shankar Shaw and only daughter Gita Rani Shaw.
- f. **Demise of Saraswati Shaw:** On or about 7th December, 1998, Saraswati Shaw a hindu female governed by the *Mitakshara* School of Hindu Law, died intestate leaving behind her children namely Bhola Nath Shaw, Kishori Mohan Shaw, Dulal Shaw and Gopal Shaw, Dhanumati Gupta, Manju Majumder, Gauri Shaw, Narayan Shaw and Shankar Shaw, Gita Rani Shaw.
- g. **Sale by Bhola Nath:** By an Indenture of Sale dated 30th August, 2004, registered in the Office of the Additional District Sub-Registrar, Sealdah, recorded in Book No. 1, Volume No. 29, at Pages 280 to 291, being Deed No. 654 for the year 2007, Bhola Nath Shaw sold and transferred his undivided 1/8th share in Nag's Property to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited).
- h. **Sale by Kishori:** By a Deed of Conveyance dated 20th October, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 30, being Deed No. 834 for the year 2007, Kishori Mohan Shaw sold and transferred his undivided 1/8th share in Nag's Property to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited), Utsav Management Services Private Limited (presently Utsav Developers Private Limited), Niranjana Rai, Silpi Saha, Ashok Mishra, Arvind Das, Prabhakar Singh, Ritesh Kumar Rai, Akshay Parashar, Binay Kumar Singh, Sailesh Sukla, Pankaj Kumar.
- i. **Sale by Dulal Shaw & Ors.:** By a Deed of Conveyance dated 24th November, 2004, registered in the Office of the Additional District Sub-Registrar, Sealdah, recorded in Book No. 1, Volume No. 29, at Pages 292 to 315, being Deed No. 655 for the year 2007, Dulal Shaw, Shankar Shaw, Narayan Shaw, Shanti Shaw, Geeta Rani Shaw, Gopal Shaw, Dhanomuni Shaw, Manju Majumdar, Gauri Rani Shaw sold and transferred their respective share in Santu's Property to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited).

4. Premises No. 53

- a. **Ownership of Kalipada Mondal:** By Deed of Conveyance dated 20th June, 1941, registered in the Office of the Sub-Registrar, Sealdah, recorded in Book No. 1, Volume No. 34, Pages from 62 to 68, being deed no. 1356 for the year 1941, one Kalipada

Mondal became sole and absolute owner of land admeasuring 4 (four) bigha 5 (five) *cottah* 2 (two) *chittack* and 30 (thirty) square feet, more or less in Municipal Premises No. 53, Canal Circular Road, Kolkata - 700054 (Kalipada's Property).

- b. **Demise of Kalipada Mondal:** The said Kalipada Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate on 10th December, 1970, leaving behind surviving his widow namely, Pannamoyee Mondal, his 5 (five) sons namely, (1) Satya Charan Mondal, (2) Bhupati Charan Mondal, (3) Sripati Charan Mondal, (4) Balaram Mondal, (5) Nemai Chandra Mondal and his 4 (four) daughters namely, (1) Sailbala Mondal, (2) Radharani Sarkar, (3) Jogmaya Mondal and (4) Leena Maity as his legal heirs and heiresses who became jointly entitled to Kalipada's Property.
- c. **Demise of Bhupati Charan Mondal:** The said Bhupati Charan Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate on 23rd January, 1971, leaving behind surviving his legal heirs namely, (1) Monmona Rani Mondal, (2) Partha Sarathi Mondal, (3) Sujit Kumar Mondal, (4) Sanjay Kumar Mondal, (5) Goutam Kumar Mondal, (6) Karunamoyee Dolui and (7) Kaberi Kar (collectively **Partha Sarathi Mondal & Ors.**) who became jointly entitled to his undivided 1/9th (one ninth) share in Kalipada's Property.
- d. **Demise of Pannamoyee Mondal:** The said Pannamoyee Mondal, a hindu female governed by the *Dayabhaga* School of Hindu Law, died intestate on 17th November, 1972, leaving behind surviving her 5 (five) sons namely, (1) Satya Charan Mondal, (2) Bhupati Charan Mondal, (3) Sripati Charan Mondal, (4) Balaram Mondal, (5) Nemai Chandra Mondal and his 4 (four) daughters namely, (1) Sailbala Mondal, (2) Radharani Sarkar, (3) Jogmaya Mondal and (4) Leena Maity as his legal heirs and heiresses (collectively **Satya Charan & Ors.**) who became jointly entitled to her undivided share in Kalipada's Property.
- e. **Demise of Satya Charan Mondal:** The said Satya Charan Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate on 2nd January, 1980, leaving behind surviving his widow namely, Sarala Mondal and his 6 (six) sons namely, (1) Nirarajan Mondal, (2) Monorajan Mondal, (3) Arun Kumar Mondal, (4) Uday Kumar Mondal, (5) Tapan Kumar Mondal, (6) Swapan Kumar Mondal and his 5 (five) daughters namely, (1) Bimala Dhawa, (2) Pramila Roy, (3) Gita Roy, (4) Niva Halder and (5) Sikha Chandra as his legal heirs who became jointly entitled to his undivided 1/9th (one ninth) share in Kalipada's Property.
- f. **Demise of Sarala Mondal:** The said Sarala Mondal, a hindu female governed by the *Dayabhaga* School of Hindu Law, died intestate on 7th May, 1998, leaving behind surviving her legal heirs namely, (1) Nirarajan Mondal, (2) Monorajan Mondal, (3) Arun Kumar Mondal, (4) Uday Kumar Mondal, (5) Tapan Kumar Mondal, (6) Swapan Kumar Mondal, (7) Bimala Dhawa, (8) Pramila Roy, (9) Gita Roy, (10) Niva Halder and (11) Sikha Chandra (collectively **Niranjan & Ors.**) who became jointly entitled to her undivided 1/12th (one twelfth) share out of the undivided 1/9th (one ninth) share in Kalipada's Property.
- g. **Demise of Shripati Charan Mondal:** The said Shripati Charan Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate on 30th January, 1990, leaving behind surviving his legal heirs namely, (1) Sabita Mondal *alias* Sabita Rani Mondal, (2) Anjan Mondal, (3) Deepak Mondal, (4) Tapas Mondal, (5) Tarun Mondal, (6) Bhurati Halder and (7) Arati Bera (collectively **Anjan Mondal & Ors.**), who became jointly entitled to his undivided 1/9th (one ninth) share in Kalipada's Property.

- h. **Demise of Balaram Mondal:** The said Balaram Mondal, a hindu male governed by the *Dayabhaga* School of Hindu Law, died intestate on 13th June, 1978, leaving behind surviving his legal heirs namely, (1) Anita Mondal, (2) Debabrata Mondal, (3) Subrata Mondal, (4) Sanghamitra Dinda, (5) Papri Bose, who became jointly entitled to his undivided 1/9th (one ninth) share in Kalipada's Property.
- i. **Demise of Anita Mondal:** The said Anita Mondal, a hindu female governed by the *Dayabhaga* School of Hindu Law, died intestate on 12th July, 1986, leaving behind surviving her legal heirs namely, (1) Debabrata Mondal, (2) Subrata Mondal, (3) Sanghamitra Dinda and (4) Papri Bose (collectively **Debabrata & Ors.**), who became jointly entitled to her undivided 1/5th (one fifth) share out of the undivided 1/9th (one ninth) share in Kalipada's Property.
- j. **Partition Suit:** In the year 1999, Niranjana & Ors. filed a Partition Suit in the Court of Civil Judge, Senior Division at Scaldah being Title Suit No. 84 of 1999 (Niranjana Mondal & Ors. v. Nema Chandra Mondal & Ors.) (**Said Partition Suit**) against the remaining Co-owners being (1) Nema Chandra Mondal, (2) Monmona Rani Mondal, (3) Partha Sarathi Mondal, (4) Sujit Kumar Mondal, (5) Sanjay Kumar Mondal, (6) Goutam Kumar Mondal, (7) Karunamoyee Dolui, (8) Kaberi Kar, (9) Sabita Mondal *alias* Sabita Rani Mondal, (10) Anjan Mondal, (11) Deepak Mondal, (12) Tapas Mondal, (13) Tarun Mondal, (14) Bhurati Halder, (15) Arati Bera, (16) Debabrata Mondal, (17) Subrata Mondal, (18) Sanghamitra Dinda, (19) Papri Bose, (20) Sailbala Mondal, (21) Radharani Sarkar, (22) Jogmaya Mondal and (23) Leena Maity for the partition of Kalipada's Property amongst them by metes and bounds in accordance with their respective shares.
- k. **Compromise Petition:** The Said Partition Suit was decreed on 30th April, 2001 on the basis of a Compromise Petition dated 18th January, 2001 (**Said Compromise Petition**) whereby and where under the Parties to the Said Partition Suit were exclusively allotted their respective shares in Kalipada's Property. As per the Said Compromise Petition, Premises Nos. 53 and 67, Canal Circular Road, Kolkata-700054 out of Kalipada's Property was divided by way of demarcation and allotted to the Parties to the Said Partition Suit in the following manner:

(1) Premises No. 53, Canal Circular Road, Kolkata-700054:

PLOT No. 2	Land admeasuring 7 (seven) <i>cottah</i> 13 (thirteen) <i>chittack</i> and 35 (thirty five) square feet, more or less	(1) Niranjana Mondal (2) Monoranjana Mondal (3) Arun Kumar Mondal (4) Uday Kumar Mondal (5) Tapan Kumar Mondal (6) Swapan Kumar Mondal (7) Bimala Dhawa (8) Pramila Roy (9) Gita Roy (10) Niva Halder (11) Sikha Chandra
PLOT No. 9	Land admeasuring 7 (seven) <i>cottah</i> 12 (twelve) <i>chittack</i> and 38 (thirty eight) square feet, more or less	Nema Chandra Mondal

PLOT No. '1'	Land admeasuring 7 (seven) <i>cottah</i> 11 (fourteen) <i>chittack</i> , more or less	(1) Monmona Rani Mondal (2) Partha Sarathi Mondal (3) Sujit Kumar Mondal (4) Sanjay Kumar Mondal (5) Goutam Kumar Mondal (6) Karunamoyee Dolui (7) Kaberi Kar
PLOT No. '8'	Land admeasuring 7 (seven) <i>cottah</i> 12 (twelve) <i>chittack</i> and 17 (seventeen) square feet, more or less	(1) Sabita Mondal <i>alias</i> Sabita Rani Mondal (2) Anjan Mondal (3) Deepak Mondal (4) Tapas Mondal (5) Tarun Mondal (6) Bharati Halder (7) Arati Bera
PLOT No. '7'	Land admeasuring 7 (seven) <i>cottah</i> 12 (twelve) <i>chittack</i> and 10 (ten) square feet, more or less	(1) Debabrata Mondal (2) Subrata Mondal (3) Saughamitra Dinda (4) Papri Bose
PLOT No. '3'	Land admeasuring 10 (ten) <i>cottah</i> 5 (eleven) <i>chittack</i> and 17 (seventeen) square feet, more or less	Sailabala Mondal
PLOT No. '6'	Land admeasuring 1 (one) <i>cottah</i> 5 (five) <i>chittack</i> and 7 (seven) square feet, more or less	Radharani Sarkar
PLOT No. '5'	Land admeasuring 10 (ten) <i>cottah</i> 6 (six) <i>chittack</i> and 6 (six) square feet, more or less	Jogmaya Mondal
PLOT No. '4'	Land admeasuring 10 (ten) <i>cottah</i> 5 (five) <i>chittack</i> and 30 (thirty) square feet, more or less	Leena Maity

(2) Premises No. 67, Canal Circular Road, Kolkata-700054:

PLOT No. A	Land admeasuring 2 (two) <i>cottah</i> 11 (eleven) <i>chittack</i> and 24 (twenty four) square feet, more or less.	(1) Niranjana Mondal (2) Monoranjan Mondal (3) Arun Kumar Mondal (4) Uday Kumar Mondal (5) Tapas Kumar Mondal (6) Swapan Kumar Mondal (7) Bimala Dhawa (8) Pramila Roy (9) Gita Roy (10) Niva Halder (11) Sikha Chandra
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PLOT No. B	Land admeasuring 16 (sixteen) <i>cottah</i> and 25 (twenty five) square feet, more or less	Undivided 1/4 th (one fourth) share was allocated to:
		<ol style="list-style-type: none"> (1) Niraujan Mondal (2) Monoranjan Mondal (3) Arun Kumar Mondal (4) Uday Kumar Mondal (5) Tapan Kumar Mondal (6) Swapan Kumar Mondal (7) Bimala Dhawa (8) Pramila Roy (9) Gita Roy (10) Niva Halder (11) Sikha Chandra
		Undivided 1/4 th (one fourth) share was allocated to:
		Nemai Chandra Mondal
PLOT No. 'D' & '3'	Land admeasuring 3 (three) <i>cottah</i> 1 (one) <i>chittack</i> and 17 (seventeen) square feet, more or less	Undivided 1/4 th (one fourth) share was allocated to:
		<ol style="list-style-type: none"> (1) Sabita Mondal <i>alias</i> Sabita Rani Mondal (2) Anjan Mondal (3) Deepak Mondal (4) Tapas Mondal (5) Tarun Mondal (6) Bharati Halder (7) Arati Bera
		Undivided 1/4 th (one fourth) share was allocated to:
		<ol style="list-style-type: none"> (1) Debabrata Mondal (2) Subrata Mondal (3) Saughamitra Dinda (4) Papri Bose
		<ol style="list-style-type: none"> (1) Moumona Rani Mondal (2) Partha Sarathi Mondal (3) Sujit Kumar Mondal (4) Sanjay Kumar Mondal (5) Goutam Kumar Mondal (6) Karunamoyee Dohi (7) Kaberi Kar

PLOT No. '6'	Land admeasuring 9 (nine) <i>cottah</i> 3 (three) <i>chittack</i> and 5 (five) square feet, more or less	Radharani Sarkar
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- l. **First Sale by Anjan Kumar Mondal & Ors. :** By a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 26, being Deed No. 841 for the year 2007, Anjan Kumar Mondal, Dipak Kumar Mondal, Sabita Rani Mondal and Bharti Halder sold to Utsav Management Services Private Limited (presently Utsav Developers Private Limited), Silpi Saha, Ashok Mishra, Ritesh Kumar Rai, Binay Kumar Singh and Pankaj Kumar, 4/7th Portion, equivalent to 4 (four) *cottah* 7 (seven) *chittack* 9 (nine) square feet Being Plot No. 8 part of Premises 53.
- m. **Second Sale by Tapas Kumar Mondal & Ors. :** By a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 26, being Deed No. 840 for the year 2007, Tapas Kumar Mondal, Tarun Kumar Mondal, and Aarti Bera sold to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited), Niranjana Rai, Arvind Das, Prabhakar Singh, Akshya Parashar, Sailesh Sukla, 3/7th Portion, equivalent to 3 (three) *cottah* 5 (five) *chittacks* 8 (eight) square feet, Being Plot No. 8 part of Premises 53.
- n. **Third Sale by Subrata Mondal & Anr. :** By a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, being Deed No. 846 for the year 2007, Subrata Mondal and Papri Bose sold to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited), Niranjana Rai, Arvind Das, Prabhakar Singh, Akshya Parashar, Sailesh Sukla, 1/2 Portion, equivalent to 3 (three) *cottah* 14 (fourteen) *chittacks* 5 (five) square feet, Being Plot No. 2 part of Premises 53.
- o. **Fourth Sale by Debabrata Mondal & Anr. :** By a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 23, being Deed No. 848 for the year 2007, Debabrata Mondal and Sanghamitra Dinda sold to Utsav Management Services Private Limited (presently Utsav Developers Private Limited), Silpi Saha, Ashok Mishra, Ritesh Kumar Rai, Binay Kumar Singh and Pankaj Kumar, 1/2 Portion, equivalent to 3 (three) *cottah* 14 (fourteen) *chittacks* 5 (five) square feet, Being Plot No. 7 part of Premises 53.
- p. **Fifth Sale by Nemai Chandra Mondal:** By a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 24, being Deed No. 838 for the year 2007, Nemai Chandra Mondal sold to Utsav Management Services Private Limited (presently Utsav Developers Private Limited), Silpi Saha, Ashok Mishra, Ritesh Kumar Rai, Binay Kumar Singh and Pankaj Kumar, 1/2 Portion, equivalent to 3 (three) *cottah* 14 (fourteen) *chittacks* 19 (Nineteen) square feet, Being Plot No. 9 part of Premises 53.
- q. **Sixth Sale by Nemai Chandra Mondal:** By a Deed of Conveyance dated 14th November, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. 1, Volume No. 1, at Pages 1 to 24, being Deed No. 836 for the year 2007, Nemai Chandra Mondal sold to Laxmi Realtors Private Limited (now known as Eden Reality Ventures Private Limited), Niranjana Rai, Arvind Das, Prabhakar Singh,

Akshya Parashar, Sailesh Sukla, 1/2 Portion, equivalent to 3 (three) cottah 14 (fourteen) chittacks 19 (nineteen) square feet, Being Plot No. 9 part of Premises 53.

- B. **Sale of Undivided Portion of First Phase Land:** By virtue of a Deed of Conveyance dated 13th October, 2010, registered in Book No. I, Volume No. 8, Pages from 3461 to 3479, being Deed No. 03760 for the year 2010, at the Office of the A.D.S.R. Scaldah, (1) Eden Realty Ventures Private Limited (2) Sailesh Sukla, (3) Pankaj Kumar, (4) Silpi Saha, (5) Prabhakar Singh, (6) Niranjan Rai, (7) Arvind Das, (8) Binay Kumar Singh, (9) Akshay Parashar, (10) Ashok Mishra, (11) Ritesh Kumar Rai and (12) Utsav Developers Private Limited, sold, transferred and conveyed an undivided 1% (one percent) share of the First Phase Land in favour of Sunidhi Estates Private Limited.
- C. **Arbitration Agreement:** Due to the disputes arisen in respect of the First Phase Land, the Owners of First Phase Land entered into an Arbitration Agreement dated 14th December, 2010 under which they agreed to refer the said disputes to the Learned Sole Arbitrator, Mr. Tanoy Chakraborty, Advocate. As per the said Arbitration Agreement, the Owner No. 15 has referred the said disputes to the Arbitration of the Learned Sole Arbitrator. The Learned Sole Arbitrator passed an Arbitral Award dated 23rd September, 2011 (**Said Arbitral Award**) which was registered on 19th January, 2012, in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, CD Volume No. 2, at Pages 5692 to 5723, being No. 00718, for the year 2012. In lieu of the Said Arbitral Award, the Utsav Developers Private Limited retained its right, title and interest and relinquished all its right, title and interest over the portion of land admeasuring 2465.698 (two thousand four hundred and sixty five point six nine eight) square feet in Premises Nos. 47, 53 & 80, Canal Circular Road, Kolkata - 700054 and for the said relinquishment, received the equal portion of land equivalent to the relinquished land in Premises Nos. 51A, Canal Circular Road, Kolkata - 700054. As per the Said Arbitral Award, Utsav Developers Private Limited ceased to have any right over Premises Nos. 47, 53 & 80, Canal Circular Road, Kolkata - 700054 and became owner of land measuring 6890.998 (six thousand eight hundred and ninety point nine nine eight) square feet, more or less, equivalent to measuring 9 (nine) cottah 9 (nine) chittack and 8 (eight) square feet, more or less in Premises Nos. 51A, Canal Circular Road, Kolkata - 700054.
- D. **Ownership of Shivshakti Vincom Private Limited & Ors.:** By virtue of (i) a Deed of Conveyance dated 19th January, 2012, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, recorded in Book No. I, CD Volume No. 2, at Pages 605 to 633, being Deed No. 00463 for the year 2012, (ii) Deed of Conveyance dated 19th January, 2012, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, recorded in Book No. I, CD Volume No. 2, at Pages 714 to 741, being Deed No. 00468 for the year 2012, (iii) Deed of Conveyance dated 19th January, 2012, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, recorded in Book No. I, CD Volume No. 2, at Pages 1405 to 1431, being Deed No. 00469 for the year 2012 and (iv) Deed of Conveyance dated 19th January, 2012, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, recorded in Book No. I, CD Volume No. 2, at Pages 634 to 659, being Deed No. 00470 for the year 2012, (1) Binay Kumar Singh (2) Ritesh Kumar Rai (3) Akshay Parashar (4) Pankaj Kumar (5) Silpi Saha (6) Niranjan Rai (7) Prabhakar Singh (8) Arvind Das (9) Sailesh Sukla and (10) Ashok Mishra had sold, transferred and conveyed their portion in the First Phase Land to (1) Shivshakti Vincom Private Limited (2) Saral Construction Advisory Private Limited (3) Bhagwati Vinimay Private Limited (4) Century Commosale Private Limited (5) Sudama Commodial Private Limited (6) Vishwakarma Marcom Private Limited (7) Sunidhi Realty Private Limited (8) Jansampark Viutrade Private Limited (9) Sai Dealmark Private Limited (10) Trance Dealcom Private Limited (11) Trance Tradelink Private Limited (12) Supersoft Vincom Private Limited and (13) Sunidhi Complex Private Limited, who became joint owners of the said First Phase Land.

- E. **Deed of Exchange:** By a Deed of Exchange dated 11th November, 2013, registered at the Office of the D.S.R. III, Alipore, in Book No. 1, CD Volume No. 21, at Pages 3496 to 3513, being Deed No. 10592 for the year 2013 (Said Deed of Exchange), The Owner Nos. 3.1to 3.14 and Owner No. 3.15, mutually exchanged its ownership the land measuring 9 (nine) *cottah* 9 (nine) *chittack* and 8 (eight) square feet, more or less, in Municipal Premises No. 51A, Canal Circular Road, Kolkata - 700054 along with a portion of First Phase Land, being the land admeasuring 7 (seven) *cottah* 14 (fourteen) *chittack*, more or less, which was upon by separation and mutation was numbered as Premises No. 53B, Canal Circular Road, Kolkata - 700 054 (Separated Premises). Therefore, after the said Deed of Exchange, Utsav Developers Private Limited became the exclusive owner of the Separated Premises and ceased to have any right, title and interest over the First Phase Land.
- F. **Amalgamation & Mutation of First Phase Land:** The Developer and Owners got the First Phase Land amalgamated and demarcated into a one premises, being land measuring 7 (seven) *bigha* 3 (three) *cottah* 11(eleven) *chittacks* 22 (twenty two) square feet., more or less, comprised in Municipal Premises No. 47(previously 47,80,53 and 51A), Canal Circular Road, Police Station Phoobagan, Kolkata - 700054, within the KMC, Sub-Registration District Sealdah, District South 24 Parganas, in the records of the KMC. The names of the Developer and Owners have been duly mutated in respect of the First Phase Land in the records of the KMC.
- G. **Settlement:** In terms of the Order and Decree passed on 19th November, 2013, by the Hon'ble High Court at Calcutta in Civil Suit No. 374 of 2013 (Eden Realty Ventures Private Limited v. Sachchidanand Rai & Ors.) and further Settlement dated 9th February, 2016, it was agreed that Eden Realty Ventures Private Limited shall allocate the Flat, Parking Spaces and other transferrable spaces to Edencity Properties Private Limited out of its own allocation on the terms and conditions therein.
- H. **Ownership of Second Phase Land:**
1. **Premises No. 54A (formerly Premises 54)**
 - a. **Ownership of Chunibash Porey & Anr.:** Chunibash Porey and Raj Krishna Porey was the recorded owner and possessor of ALL THAT piece and parcel of land measuring about 6 (six) *bigha*, 18 (eighteen) *cottah*, 11 (eleven) *chittack*, together with structure erection building thereon being Holding Nos. 32 and 50, Sub Division VII, Division III, Dahi Surah, Mouza Kochnan, Police Station Beliaghata, Sub-Registry Office Sealdah, District South 24-Parganas previously 24-Parganas (Chunibash Porey & Anr. Land).
 - b. **Sale to Sewakram Rooiya & Ors.:** By an Indenture dated 4th May, 1908 registered at the office of Sub-Registrar Sealdah, in Book No. 1, Volume No. 21, Pages from 38 to 43, being Deed No. 1379 for the year 1908, Chunibash Porey and Raj Krishna Porey sold, conveyed and transferred Chunibash Porey and Anr.'s Land to Sewakram Rooiya, Bhoodurnal Rooiya and Chaturbluj Rooiya, free from encumbrances.
 - c. **Renumbering of Chunibash Porey and Anr.'s Land:** The Chunibash Porey and Anr.'s Land was known and numbered as Municipal Premises No. 54, Canal Circular Road, Kolkata 700054, in the records of Kolkata Municipal Corporation (previously Corporation of Calcutta).
 - d. **First Oral Partition:** By an oral partition and by way of family arrangement made between Sewakram Rooiya, (2) Bhoodurnal Rooiya and (3) Chaturbluj Rooiya, the said

Bhoodurmal Rooiya was exclusively allocated the Chumibash Porey and Anr.'s Land in exclusion of other co-owners namely, said Sewakram Rooiya and Chaturbhuj Rooiya.

- e. **Ownership of Bhoodurmal Rooiya:** In the above-mentioned circumstances, Bhoodurmal Rooiya became the sole and exclusive owner of the Chumibash Porey and Anr.'s Land (**Bhoodurmal's Land**).
- f. **Demise of Bhoodurmal Rooiya:** The said Bhoodurmal Rooiya died intestate in the year 1923 (before the Hindu Succession Act, 1956 came into force) leaving behind him his 2 (two) sons namely Gouri Shankar Rooiya alias Gouri Shankar Ruia and Narayan Prasad Rooiya alias Narayan Prasad Ruia, who became the joint owners of the Bhoodurmal's Land.
- g. **Second Oral Partition:** By an Oral Partition and by way of Family Arrangement made between the Gouri Shankar Rooiya alias Gouri Shankar Ruia and Narayan Prasad Rooiya alias Narayan Prasad Ruia while seized and possessed of and/or otherwise well and sufficiently entitled to the Bhoodurmal's Land, whereby and whereunder the said Narayan Prasad Ruia was exclusively allotted the Bhoodurmal's Land in exclusion of other co-owner namely Gouri Shankar Ruia.
- h. **Ownership of Narayan Prasad Ruia:** Pursuant to abovementioned partition, Narayan Prasad Ruia became the sole and the absolute owner of the Bhoodurmal's Land and he exercised all acts of ownership in respect of Bhoodurmal's Land in exclusion of other co-owners.
- i. **Sale to Vinod Kumar Jaiswal & Anr.:** By a Deed of Conveyance dated 30th May, 1984 registered in the Office of District Registrar, Alipore, District South 24 Parganas, in Book No. 1, Volume No. 38, Pages from 442 to 420, being Deed No. 7156 for the year 1984, Narayan Prasad Ruia sold, transferred, conveyed and assigned a demarcated portion of the Bhoodurmal's Land measuring about 5 (five) Cottahs, 3 (three) Chittacks, to (1) Vinod Kumar Jaiswal, (2) Pramod Kumar Jaiswal and (3) Sri Subodh Kumar Jaiswal, free from all encumbrances.
- j. **Creation of HUF:** Narayan Prasad Ruia created a Hindu Undivided Family (HUF) and brought the remaining land, being 6 (six) Bigha, 13 (thirteen) Cottahs, 8 (eight) Chittacks under the purview of M/s. Narayan Prasad Ruia HUF, wherein Narayan Prasad Ruia, acted as the Karta of the said M/s. Narayan Prasad Ruia HUF.
- k. **Demise of Narayan Prasad Ruia:** On 29th July, 1984 Narayan Prasad Ruia, a Hindu, governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife namely Smt. Bisakha Devi (since deceased), 3 (three) sons namely (1) Surendra Kumar Ruia (who predeceased in the year 1965) (2) Mahendra Kumar Ruia and (3) Mahesh Kumar Ruia (since deceased) who became the Co - Partner in the HUF, 4 (four) daughters namely, (1) Smt. Kusum Devi Agarwal (since deceased), (2) Smt. Prem Lata Nathani (since deceased), (3) Smt. Aruna Ruia (since deceased) and (4) Smt. Sudha Dalmia as his only legal heirs and successors.
- l. **Ownership of Vivek Bulb Industries Private Limited:** After the demise of Mahendra Kumar Ruia, acting as the Karta of M/s. Narayan Prasad Ruia HUF, as the Vendor by a registered Deed of Conveyance dated 30th March, 1992 registered in the office of District Sub-Registrar, Alipore, South 24 Parganas, recorded in Book No. Volume No. 104, being Deed No. 05729 for the year 1992, sold, transferred, conveyed and assigned the Said Premises to Vivek Bulb Industries Private Limited (the Vendor herein) and the said transaction was confirmed and ratified by the said coparcener Mr. Mahesh Kumar

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Ruia (deceased) of the said M/s. Narayan Prasad Ruia, HUF, by (i) Smt. Bisakha Devi Ruia, (ii) Smt. Kusum Devi Agarwal (since deceased), (iii) Smt. Prem Lata Nathani (since deceased), (iv) Smt. Aruna Ruia (since deceased) and (v) Smt. Sudha Dalmia through Smt. Sudha Dalmia for sell and as the Constituted Attorney of Smt. Kusum Devi Agarwal, Premlata Nathani and Smt. Aruna Ruia, as the Confirming Parties to confirm and affirm the sale of the Said Premises, on behalf of said M/s. Narayan Prasad Ruia, HUF.

- m. **Mutation:** Viveck Bulb Industries Private Limited (the Vendor herein) got his name mutated in the records of the Assessment-Collection Department of the Kolkata Municipal Corporation with respect to the Said Premises vide Assessee No. 110310100640 and duly paid municipal taxes thereof and is utilizing the Said Premises for its use since then.
- n. The said Narayan Prasad Ruia who sold a demarcated about 5 (five) Cottahs , 3 (three) Chittacks, portion and thereafter his son Mahendra Kumar Ruia, who sold the entire residuary portion of the said Premises No. 54, Canal Circular Road, Calcutta through his HUF to the present Vendor had got the said property by under a compromise Decree dated 17th January,1947 purported to have been passed in respect of a Partition Suit No. 702 of 1943 at Calcutta High Court filed by the said Narayan Prasad Ruia against his immediate co-sharers of Bhuddarmal Ruia branch but upon going through the case records of the said Partition Suit No. 702 of 1943 it is found that particularly the Premises No. 54, Canal Circular Road, Calcutta is not mentioned in the Schedule of properties which were the jointly held by the descendants of Bhuddarmal Ruia branch and which were subject matter of partition by metes and bounds. The absence of mention of the Premises No. 54, Canal Circular Road, Calcutta as the subject matter of partition in the said Suit No. 702 of 1943 leads one to the conclusion that the Said Premises was absolutely allotted to the said Narayan Prasad Ruia, since deceased being son of the said Bhuddarmal Ruia ever before the filing of the said partition suit by the entire of the then Ruia family who could have were the co-owners of the joint properties of the larger Ruia family and for confirming the said issue all the present surviving descendants of the larger Ruia family are joining herein as the Confirming Parties so that a good, undisputed and clear title is passed on to the Purchasers herein.
- o. It is also recorded that 3 (three) ancestors of the larger Ruia family namely Sevakran Ruia, Bhuddarmal Ruia and Chaturbhuj Ruia all sons of Late Jugal Kishore Ruia had by a registered Deed of Conveyance being Deed No. 1378 of 1908 purchased the entire of Said Premises, i.e. Premises No. 54, Canal Circular Road, therein shown having a land area of 7 (seven) Bighas, 2 (two) Cotthas, more or less, and now the Confirming Parties herein particularly the elder Constituents of the Confirming Parties after carefully having gone through their internal and old family records have confirmed that by the common consensus of the then Constituents of the larger Ruia family had allotted the said Premises No. 54, Canal Circular Road, Calcutta exclusively and individually to said Narayan Prasad Ruia son of Bhuddarmal Ruia on or before 1942, particularly due to the elder brother of Narayan Prasad Ruia namely Gouri Shankar Ruia having died in the year 1937 and thus several other joint properties as are listed under the Schedule appended to the Plaint filed in the said Partition Suit No. 702 of 1943 were segregated and exclusively allotted to the heirs of Late Bhuddarmal Ruia collectively by an oral Family Partition which also took place on or before 1942 and the said Narayan Prasad Ruia then being the eldest member out of the descendants of Late Bhuddarmal Ruia insisted that Premises No. 54, Canal Circular Road, Calcutta should not form part of the joint allotment of the said Bhuddarmal Ruia Branch but must be allotted to Narayan Prasad Ruia in his individual capacity so that he could work upon it immediately without waiting for a formal partition decree through a Partition Suit which would take some

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time and therefore he was exclusively and was separately allotted the said Premises No. 54, Canal Circular Road, Calcutta.

- p. The Confirming Parties being the present surviving Descendants of the Larger Ruia Family who could have claimed any stake upon the said Premises No. 54, Canal Circular Road, Calcutta have joined these presents in order to confirm the devolution of title in favour of the Vendor herein on the basis of above recorded averments and otherwise, especially the Said First Oral Partition and the Second First Oral Partition also by declaring their consents as having no right, title or interest over or in respect of the said Premises No. 54, Canal Circular Road, Calcutta of any part thereof of any manner or nature whatsoever. It is also hereby recorded that the hierarchy of the Confirming Parties is set out under the 3rd Schedule thereunder written to the end and intent that want of any registered instrument declaring the absolute title of the said Vendor therein namely Mahendra Kumar Ruia as the Karta of the HUF along with coparceners and other legal heirs of Narayan Prasad Ruia who sold the said premises to the Vendor herein could be legally taken care of and the title of the Vendor herein is established once and for all.
- q. **Sale by Vivek Bulb:** By a deed of Conveyance dated 27th September, 2022 registered at the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, in Book No. I, Volume No.1603-2023, Pages from 74616 to 74661, being Deed No. 160302384 for the year 2023, VBIPL, sold, conveyed and transferred the land admeasuring 1 (one) Cottah more or less, comprised in Municipal Premises No. 54, Canal Circular Road, Police Station Phoolbagan, Kolkata- 700054, within the limits of the KMC, Sub-Registration District Sealdah, District South 24 Parganas to the said (1) Eden Realty Ventures Private Limited (2) Shivshakti Vincom Private Limited (3) Saral Construction Advisory Private Limited (4) Bhagwati Vinimay Private Limited (5) Century Commosale Private Limited (6) Sudama Commodal Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jansampark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealecom Private Limited (12) Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited (14) Sunidhi Complex Private Limited, (15) Utsav Developers Private Limited (16) Edencity Properties Private Limited and (17) Meelano International Private Limited and the Sunidhi Estates Private Limited.

2. Premises No. 53B

- a. **Ownership of UDPL:** By virtue of the Said Deed of Exchange, UDPL, became the sole and absolute owner of the Separated Premises being land admeasuring 7 (seven) *cottah* 14 (fourteen) *chittack*, more or less, in Municipal Premises No. 53B, Canal Circular Road, Kolkata - 700054 (UDPL's Property).
- b. **Sale by UDPL to Eden:** By virtue of a Deed of Conveyance dated 15th February, 2016, registered in the Office of the District Sub-Registrar III, South 24 Parganas, recorded in Book No. I, Volume No. 1603-2016, Pages from 24258 to 24285, being Deed No. 0739 for the year 2016, UDPL, sold, transferred and conveyed undivided 1% (one percent) share of UDPL's Property in Municipal Premises No. 53B, Canal Circular Road, Police Station Phoolbagan, Kolkata - 700054, within the limits of the KMC, Sub-Registration District Sealdah, District South 24 Parganas to Edencity Properties Private Limited.
- c. **Sale by UDPL & Anr.:** By a deed of Conveyance dated 9th February, 2023 registered at the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, in Book No. I, Volume No. 1603-2023, Pages from 83332 to 83362, being Deed No. 160302722 for the year 2023, the said UDPL and Edencity Properties Private Limited, sold, conveyed

and transferred the land admeasuring 1 (one) *Cottah* more or less, comprised in Municipal Premises No. 53B, Canal Circular Road, Police Station Phoolbagan, Kolkata- 700054, within the limits of the KMC, Sub-Registration District Sealdah, District South 24 Parganas to (1) Vivek Bull Industries Private Limited, (2) Eden Realty Ventures Private Limited (3) Shivshakti Vincom Private Limited (4) Saral Construction Advisory Private Limited (5) Bhagwati Vinimay Private Limited (6) Century Commosale Private Limited (6) Sudama Commodcal Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jansampark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealcom Private Limited (12) Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited, (14) Mechano International Private Limited (15) Sunidhi Complex Private Limited (16) Mechano International Private Limited and (17) Sunidhi Estates Private Limited.

3. Premises No. 53A (formerly Premises No. 53)

- a. **Ownership of Sailabala:** By virtue of the Said Partition Suit and the Said Compromise Petition, Sailabala Mondal, became an absolute owner of the land admeasuring 10 (ten) *cottah* 5 (five) *chittack* 17 (seventeen) square feet, more or less, together with structures erected thereon, in Municipal Premises No. 53(now renumbered as 53A), Canal Circular Road, Kolkata - 700054 (**Sailabala's Property**).
- b. **First Sale to Mechano International:** By a deed of conveyance dated 24th October, 2002, registered in the Office of the Additional Registrar of Assurances I, Kolkata, recorded in Book No. I, Volume No. I, Pages from 1 to 9, being deed no. 01512 for the year 2003, the said Sailabala Mondal had sold, transferred and conveyed Sailbala's Property to Mechano International Private Limited.
- c. **Ownership of Leena:** By virtue of the Said Partition Suit and the Said Compromise Petition, Leena Maity, became an absolute owner of the land admeasuring 10 (ten) *cottah* 5 (five) *chittack* 30 (thirty) square feet, more or less, together with structures erected thereon, in Municipal Premises No. 53 (now renumbered as 53A), Canal Circular Road, Kolkata - 700054 (**Leena's Property**).
- d. **Second Sale to Mechano International:** By a deed of conveyance dated 24th October, 2002, registered in the Office of the Additional Registrar of Assurances I, Kolkata, recorded in Book No. I, Volume No. I, Pages from 1 to 9, being deed no. 01503 for the year 2003, the said Leena Maity had sold, transferred and conveyed Leena's Property to Mechano International Private Limited.
- e. **Ownership of Jogmaya Mondal:** By virtue of the Said Partition Suit and the Said Compromise Petition, the said Jogmaya Mondal became the owner of the land admeasuring 10 (ten) *cottah* 6 (six) *chittack* and 6 (six) square feet, more or less, together with structures erected thereon, comprised in Municipal Premises No. 53 (now renumbered as 53A), Canal Circular Road, Police Station Phoolbagan, Kolkata - 700054, within the limits of the KMC, Sub-Registration District Sealdah, District South 24 Parganas (**Jogmaya's Property**).
- f. **Third Sale to Mechano International:** By a deed of conveyance dated 24th October, 2002, registered in the Office of the Additional Registrar of Assurances I, Kolkata, recorded in Book No. I, Volume No. I, Pages from 1 to 9, being Deed No. 01507 for the year 2003, the said Jogmaya Mondal had sold, transferred and conveyed Jogmaya's Property to Mechano International Private Limited.

- g. **Ownership of Radharani Sarkar:** By virtue of the Said Partition Suit and the Said Compromise Petition, the said Radharani Sarkar became the an absolute owner of Plot No. 6 being land admeasuring 1 (one) *cottah* 5 (five) *chittack* and 7 (seven) square feet, more or less, together with structures erected thereon, comprised in Municipal Premises No. 53 (now renumbered as 53A), Canal Circular Road, Kolkata - 700054, within the limits of the KMC, Sub-Registration District Scaldah, District South 24 Parganas (Radharani's First Property).
- h. **Fourth Sale to Mechano International:** By a deed of conveyance dated 24th October, 2002, registered in the Office of the Additional Registrar of Assurances I, Kolkata, recorded in Book No. I, Volume No. I, Pages from 1 to 10, being deed no. 01505 for the year 2003, the said Radharani Sarkar had sold, transferred and conveyed Radharani's First Property to Mechano International Private Limited.
- i. **Ownership of Niranjana Mondal & Ors:** By virtue of the Said Partition Suit and the Said Compromise Petition, Niranjana Mondal, Uday Kumar Mondal, Tapan Kumar Mondal, Swapan Kumar Mondal, Bimla Dhawa, Pramila Roy, Gita Roy, Niva Halder, Sikha Chanda, Nilanjana Mondal and Sandhya Mondal (Niranjana Mondal & Ors.) became the joint owners of Plot No. 2 being the land admeasuring 7 (seven) *cottah* 13 (thirteen) *chittack* and 35 (thirty five) square feet, more or less, together with structures erected thereon, comprised in Municipal Premises No. 53 (now renumbered as 53A), Canal Circular Road, Police Station Phoobagan, Kolkata - 700054, within the limits of the KMC, Sub-Registration District Scaldah, District South 24 Parganas (Niranjana and Ors.' Property).
- j. **Fifth Sale to Mechano International:** By a deed of conveyance dated 21st November, 2002, registered in the Office of the Additional Registrar of Assurances I, Kolkata, recorded in Book No. I, Volume No. I, Pages from 1 to 13, being deed no. 11212 for the year 2005, the said Niranjana Mondal & Ors. sold, transferred and conveyed Niranjana and Ors.' Property to Mechano International Private Limited.
- k. **Sale by Mechano International:** By a deed of Conveyance dated 9th February, 2023, registered at the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, in Book No. I, Volume No.1603-2023, Pages from 83363 to 83392, being Deed No. 160302721 for the year 2023, Mechano International Private Limited sold, conveyed and transferred (a) land admeasuring 1 (one) *Cottah* more or less, comprised in Municipal Premises No. 53A (formerly Premises No. 53), Canal Circular Road, Police Station Phoobagan, Kolkata- 700054, within the limits of the KMC, Sub-Registration District Scaldah, District South 24 Parganas to the said (1) Eden Realty Ventures Private Limited (2) Shivshakti Vincom Private Limited (3) Saral Construction Advisory Private Limited (4) Bhagwati Vinimay Private Limited (5) Century Commosale Private Limited (6) Sudama Commodal Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jansampark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealcom Private Limited (12) Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited (14) Sunidhi Complex Private Limited and (15) Utsav Developers Private Limited (16) Edencity Properties Private Limited and (17) Vivek Bulb Industries Private Limited and (18) Sunidhi Estates Private Limited.
4. **Premises No. 67/1C (formerly Premises No. 67)**

- a. **Ownership of Radharani Sarkar:** By virtue of the Said Partition Suit and the Said Compromise Petition, the said Radharani Sarkar became the an absolute owner of Plot No. 6 being land admeasuring 9 (nine) *cottah* 3 (three) *chittack* and 5 (five) square feet,

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more or less, together with structures erected thereon, comprised in Municipal Premises No. 67, Canal Circular Road, Kolkata - 700054, within the limits of the KMC, Sub-Registration District Sealdah, District South 24 Parganas (Radharani's Second Property).

- b. **Sale to Mechano International:** By a deed of conveyance dated 24th October, 2002, registered in the Office of the Additional Registrar of Assurances I, Kolkata, recorded in Book No. I, Volume No. I, Pages from 1 to 10, being Deed No. 01505 for the year 2003, the said Radharani Sarkar had sold, transferred and conveyed Radharani's Second Property to Mechano International Private Limited.
- c. **Sale by Mechano International:** By a deed of Conveyance dated 9th February, 2023 registered at the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, in Book No. I, Volume No. 1603-2023, Pages from 83091 to 83120, being Deed No. 160302715 for the year 2023, respectively, Mechano International Private Limited sold, conveyed and transferred, land admeasuring 0.50 (zero point five zero) *Cottah* more or less, comprised in Municipal Premises No. 67/1C, Canal Circular Road, Police Station Phoolbagan, Kolkata-700054, within the limits of the KMC, Sub-Registration District Sealdah, District South 24 Parganas, respectively; to the said (1) Eden Realty Ventures Private Limited (2) Shivshakti Vincom Private Limited (3) Saral Construction Advisory Private Limited (4) Bhagwati Vinimay Private Limited (5) Century Commosale Private Limited (6) Sudama Commodal Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jausampark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealcom Private Limited (12) Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited (14) Sunidhi Complex Private Limited and (15) Utsav Developers Private Limited, (16) Edencity Properties Private Limited and (17) Vivek Bulb Industries Private Limited and (18) Sunidhi Estates Private Limited.

5. **Premises No. 67**

- a. **Ownership of Niranjana Mondal & Ors.:** By virtue of the Said Partition Suit and the Said Compromise Petition, the said (1) Niranjana Mondal, Sandhya Mondal, Arun Mondal, Uday Mondal, Tapan Mondal, Swapan Mondal, Debashish Dhawa, Pramila Roy, Gita roy, Niva Halder, Sikha Chauda, Shobhna Mondal, Enakshi Guru, Bani Mondal, Surajit Mondal, Sananda Mondal, Tapas Mondal, Tarun Kumar Mondal, Kamala Mondal, Ashok Kumar Halder, Arpan Mondal, Argha Halder, Aarti Bera, Debabrata Mondal, Subrata Mondal (collectively Niranjana Mondal & Ors.), became joint owners of Plot No. B being land admeasuring 16 (sixteen) *cottah* and 25 (twenty five) square feet, more or less, in Municipal Premises No. 67, Canal Circular Road, Police Station Phoolbagan, Kolkata-700054.
- b. **Sale to Mechano International & Ors.:** By a deed of Conveyance dated 27th September, 2022, registered at the Office of the District Sub-Registrar III, Alipore, South 24 Parganas, in Book No. I, Volume No. 1603-2022, Pages from 602126 to 602203, being Deed No. 18490 for the year 2022, Niranjana Mondal & Ors. sold, transferred and conveyed the land admeasuring 13 (thirteen) *cottah*, more or less [out of 16 (sixteen) *cottah* and 25 (twenty five) square feet, more or less] in Municipal Premises No. 67, Canal Circular Road, Police Station Phoolbagan, Kolkata-700054, to the (1) Eden Realty Ventures Private Limited (2) Shivshakti Vincom Private Limited (3) Saral Construction Advisory Private Limited (4) Bhagwati Vinimay Private Limited (5) Century Commosale Private Limited (6) Sudama Commodal Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jausampark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealcom Private Limited (12)

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Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited (14) Sunidhi Complex Private Limited and (15) Utsav Developers Private Limited (17) Vivek Bulb Industries Private Limited (18) Mechano International Private Limited and (19) Edencity Properties Private Limited.

6. Premises No. 47

- a. **Ownership of Eden Realty & Ors.:** By (1) Deed of Conveyance dated 24th November, 2004, registered in the Office of the Additional District Sub-Registrar, Scaldah, recorded in Book No. I, Volume No. 29, at Pages 292 to 315, being Deed No. 655 for the year 2007; (2) Deed of Conveyance dated 30th August, 2004, registered in the Office of the Additional District Sub-Registrar, Scaldah, recorded in Book No. I, Volume No. 29, at Pages 280 to 291, being Deed No. 654 for the year 2007 (3) Deed of Conveyance dated 20th October, 2006, registered in the Office of the Additional Registrar of Assurances-I, Kolkata, recorded in Book No. I, Volume No. 1, at Pages 1 to 30, being Deed No. 834 for the year 2007 (4) Deed of Conveyance dated 13th October, 2010, registered in Book No. I, Volume No. 8, Pages from 3461 to 3479, being Deed No. 03760 for the year 2010, at the Office of the A.D.S.R. Scaldah and (5) Deed of Conveyance dated 19th January, 2012, registered in the Office of the District Sub-Registrar-III, South 24 Parganas, Alipore, recorded in Book No. I, CD Volume No. 2, at Pages 1405 to 1431, being Deed No. 00469 for the year 2012, (1) Eden Realty Ventures Private Limited (2) Shivshakti Vincom Private Limited (3) Saral Construction Advisory Private Limited (4) Bhagwati Vinimay Private Limited (5) Century Commosale Private Limited (6) Sudama Commodal Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jansampark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealcom Private Limited (12) Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited and (14) Sunidhi Complex Private Limited and (15) Sunidhi Estates Private Limited became the joint owners of Municipal Premises No. 47, Canal Circular Road, Police Station Phoobagan, Kolkata- 700054.
- b. **Sale to Vivek Bulb & Ors.:** By a deed of Conveyance dated 9th February, 2023 registered at the Office of the the District Sub-Registrar-III, South 24 Parganas, Alipore, in Book No. I, Volume No. 1603-2023, Pages from 83418 to 83450, being Deed No. 160302723 for the year 2023, (1) Eden Realty Ventures Private Limited (2) Shivshakti Vincom Private Limited (3) Saral Construction Advisory Private Limited (4) Bhagwati Vinimay Private Limited (5) Century Commosale Private Limited (6) Sudama Commodal Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jansampark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealcom Private Limited (12) Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited and (14) Sunidhi Complex Private Limited And the Owner/Developer sold, conveyed and transferred the land admeasuring 1 (one) *Cottah* more or less, comprised in Municipal Premises No. 47, Canal Circular Road, Police Station Phoobagan, Kolkata- 700054, within the limits of the KMC, Sub-Registration District Scaldah, District South 24 Parganas to Vivek Bulb Industries Private Limited, Mechano International Private Limited, UDPL and Edencity Properties Private Limited.
- I. **Amalgamation & Mutation of Larger Property:** The First Phase Land and the Second Phase Land amalgamated and demarcated into one premises, being land measuring 17 *bigha* 19 *cottah* 4 *chittak* 32 square feet, [as per physical measurement 17 *bigha* 13 *cottah* 7 *chittak* 22 square feet] more or less, comprised in Municipal Premises No. 47, Canal Circular Road, Police Station Phoobagan, Kolkata - 700054, within the KMC, Sub-Registration District Scaldah, District South 24 Parganas, in the records of the KMC. The names of the Owners have been duly mutated in respect of the Larger Property in the records of the KMC.

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- J. **Ownership of Larger Property:** In the above manner, (1) Eden Realty Ventures Private Limited (2) Shivshakti Vincom Private Limited (3) Saral Construction Advisory Private Limited (4) Bhagwati Vinimay Private Limited (5) Century Commosale Private Limited (6) Sudama Commodical Private Limited (7) Vishwakarma Marcom Private Limited (8) Sunidhi Realty Private Limited (9) Jansumpark Vintrade Private Limited (10) Sai Dealmark Private Limited (11) Trance Dealcom Private Limited (12) Trance Tradelink Private Limited (13) Supersoft Vincom Private Limited (14) Sunidhi Complex Private Limited (15) Utsav Developers Private Limited (16) Sunidhi Estates Private Limited (17) Mechano International Private Limited (18) Vivek Bulb Industries Private Limited (19) Edencity Properties Private Limited (collectively **Owners of Larger Property**) became the joint owners of the First Phase Land and the Second Phase Land, which collectively formed the Larger Property being (a) First Phase Land i.e. land measuring 7 (seven) *bigah* 3 (three) *cottah*, 11 (eleven) *chittak*, 22 (twenty two) square feet, more or less, (b) the Second Phase Land i.e. land measuring 10 (ten) *bigah* 15 (fifteen) *cottah*, 9 (nine) *chittak*, 10 (ten) square feet more or less, aggregating to Larger Property i.e. land measuring 17 (seventeen) *bigah* 19 (nineteen) *cottah*, 4 (four) *chittak*, 32 (thirty two) square feet, comprised in 47, Canal Circular Road, Police Station Phoolbagan, Kolkata - 700054, within the limits of the KMC, Sub-Registration District Sealdah, District South 24 Parganas.
- K. In the circumstances, the Owners have become the joint and absolute owners of the Said Property.

Certification:

1. We have caused necessary searches for the last 30 (thirty) years as to whether any document has been registered in respect of the Said Property in the concerned registration offices. No document adverse to the title of the Owners in respect of the Said Property appears to have been registered by the Owners or by their predecessors-in-title during the aforesaid period.
2. We have also caused necessary searches for the last 12 (twelve) years as to whether any Title Suit and Title Execution or Money Suit and Money Execution in the concerned courts has been filed in respect of the Said Property. No such Title Suit and Title Execution or Money Suit and Money Execution appears to have been filed as per the Certificates issued by the concerned Court Officers.
3. From the available records and reports it appears to us that the Said Property is free from all encumbrances of any kind whatsoever and the Said Property has a clear, free and marketable title.

Yours faithfully,



Swati Chomal
Advocate - WB/1913/2018
Designated Partner

Date 13th March, 2026

Place: Kolkata