

Ref. No.

Date 30.07.2025

To,
ACQUET TRADING PRIVATE LTD
Registered Office at 9A, Lord Sinha Road,
P.O. Middleton Row, P.S. Shakespeare Sarani,
Kolkata 700071.

No Encumbrances Certificate and detailed report on title.

Ref : An area of Bastu Land measuring about 1 Bigha 17 Cottahs 2 Chittaks 23.87 square feet together with structure constructed and situated therein at Mouza-Teghoria, comprised in R.S./L.R. Dag No. 166, 165, 164, 163, 162 in R.S. Khatian No. 179/1, 116, 863, 98 and L.R. Khatian Nos. 1940, 1941, 1942, 1943, 676, 10/1 abd 471/2, in J.L. No. 9, Touzi No. 10, Nishikanan, (Teghoria) within the limits of Rajarhat Police Station at present Baguihati, Kolkata-700157, A.D.S.R. Office Bidhannagar of Rajarhat Gopalpur Municipality at [present Bidhan Nagar Municipal Corporation, District 24-Pargans (North).

Present Owners of the said Plot : (1) **NATURAL AWAS PRIVATE LIMITED** (2) **SUDHAPATI PROJECTS PRIVATE LIMITED**, (3) **AARTI HIGHRISE PRIVATE LIMITED** AND (4) **DARUJA ENCLAVE PRIVATE LIMITED**,

I have caused necessary searches in the Additional Sub-Registry Office at Bidhanagar for the period from 2008 to 2025 and in the District Registry Office at D.S.R.-Barasat for a period from 2008 to 2025 and ARA, Kolkata for period from 2008-2025 have inspected the Settlement Records and all other relevant documents in respect of the aforesaid property.

My report is as follows :

A. A. One GANGARAM MONDAL was an occupier of the under mentioned Schedule properties by way of Prajasatya under Jamindari Protha. After independence that land was distributed by the R.S. Parcha to Gangaram Mondal, the owner of the said land of under mentioned schedule properties as a Rayota Dakhalikar.

B. Said Sri Gangaram Mondal died on 1st December 1981 leaving behind his wife SMT. SANKARI MONDAL and three sons namely SRI DINESH CHANDRA MONDAL, SRI MURARI MOHAN MONDAL, SRI SISIR MONDAL and three daughters namely KUMARI SUMATI MONDAL, SMT. BASANTI NANDI (MONDAL), wife of Shri Swapan Nandi and SMT. JOYANTI MONDAL, wife of Sri Mohan Mondal as his only legal heirs, under the present Hindu Law of succession by which he was governed at the time of his death and each legal heirs having undivided 1/7th share.



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C. The SMT. SANKARI MONDAL, SRI DINESH CHANDRA MONDAL, SRI MURARI MOHAN MONDAL, SRI SISIR MONDAL, KUMARI SUMATI MONDAL, SMT. BASANTI NANDI (MONDAL) and SMT. JAYANTI MONDAL arrived at an amicable settlement of their family members inter alia that Sisir Mondal will have no share or interest in the Schedule property and thereafter, Sri Dinesh Chandra Mondal, Sri Murari Mohan Mondal, Smt. Shankari Bala and Sri Sisir Mondal recorded their name before the Block Land and Land Reforms Officer, Rajarhat Naranyanpur Moniknola Office, comprised L.R. Khatian No. 179/1, 415/1, 347/1, R.S. Dag No. 165, 166, J.L. No. 9 (Nine) under Mouza Teghoria, and nature of land Sali under P.S. Rajarhat, within the municipal limits of Rajarhat Gopalpur Municipality, District North 24-Parganas.

D. One SMT. SANKARI MONDAL wife of Late Gangaram Mondal, SMT. BASANTI NANDI, wife of Shri Swapan Nandi, SMT. JOYANTI MONDAL, wife of Sri Mohan Mondal and KUMARI SUMATI MONDAL, daughter of Late Gangaram Mondal, Murari Mohan Mondal, son of Late Gangaram Mondal and Sisir Mondal, son of Late Gangaram Mondal jointly have appointed SRI DINESH CHANDRA MONDAL son of Late Gangaram Mondal, as their true and lawful Attorney for them by virtue of registered General Power of Attorney registered with the office at A.D.S.R.O, Cossipore, Dum Dum, District of North 24-Parganas, West Bengal recorded in book No. IV, Volume No. 4 at pages 248 to 251, being No. 245, for the year 1983.

E. By a Deed of Conveyance dated 19th August, 2004 and made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal, both sons of Late Gangaram Mondal, (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal, (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal, (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Jayanti Mondal, wife of Sri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of the First Part and Sri Sisir Mondal, son of Late Gangaram Mondal, therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Third Part and registered at the office of the Additional Registrar of Assurances - II Kolkata in Book No. I, Volume No. 1, Pages 1 to 29, Being No. 06127 for the year 2004 the Vendors therein for the consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 4 Cottahs 0 Chittacks 4.87 Sq.ft. be the same a little more or less out of total land measuring of an area of 12 Cottahs 12 Chittacks 25 Sq.ft. under Revisional Settlement Plot/Dag No. 166, (New L.R. Khatian No. 863) under Mouza Teghoria, J.L. No. 9, Touzi No. 10, R.S. No. 116, Old L.R. Khatian No. 179/1, under Ward No. 7 (old) (11 (New), Mutation No.) T.G 417 (Old) RGM/M/O4/2004-05 (new), within the municipal limits of Rajarhat Gopalpur Municipality, under Police Station previously Rajarhat now Baguiati, District 24-Parganas (North), Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as in the Part I of the First Schedule hereunder written.



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F. By a Deed of Conveyance dated 30th September, 2004 and made between (1) Dinesh Chandra Mondal, (2) Shri Murari Mohan Mondal, both sons of Late Gangaram Mondal, (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal, (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal, (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Jayanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of the First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Third Part and registered at the office of the Additional Registrar of Assurances II Kolkata in Book No.I, Volume No.1 Pages 1 to 40 Being No.1091 for the year 2005, the Vendors therein for the consideration and on the terms and condition as mentioned therein duly sold and conveyed to the Purchaser therein All That piece and parcel of land measuring about 5 Cottahs 5 Chittacks 18 Sq.ft. be the same a little more or less out of total land measuring an area of 8 Cottahs 12 Chittacks 20.13 Sq.ft. more or less under Revisional Settlement Plot/Dag No.165 and 166, under Mouza - Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, Old L.R. Khatian No.179/1, 415/1, 347/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), premises No. (Old) T.G. 417 within the municipal limits of Rajarhat Gopalpur Municipality, under Police Station previously Rajarhat now Baguiati, District 24-Parganas (North), Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as Part II of the First Schedule hereunder written.

G. By a Deed of Indenture dated 20.01.2005 made by and between (1) Sri Dinesh Chandra Mondal (2) Sri Murari Mohan Mondal both sons of Late Gangaram Mondal (3) Kumari Sumati Mondal, daughter of Late Gangaram Mondal (4) Smt. Sankari Mondal, wife of Late Gangaram Mondal (5) Smt. Basanti Nandi, wife of Shri Swapan Nandi and daughter of Late Gangaram Mondal, (6) Smt. Joyanti Mondal, wife of Shri Mohan Mondal and daughter of Late Gangaram Mondal, therein collectively referred to as the Vendors of First Part and Sri Sisir Mondal, son of Late Gangaram Mondal therein referred to as the Confirming Party of the Second Part and M/s. K. L. Gupta and Company therein referred to as the Purchaser/ Vendor of the Third Part and registered at the office of Additional Registrar of Assurance II, Kolkata in Book No.I, Volume No.1, Pages 1 to 29, Being No.1113 for the year 2005, the Vendors therein for the consideration and on the terms and conditions mentioned therein duly sold, transferred and conveyed to the Purchaser therein ALL THAT the piece and parcel of land measuring about 3 Cottahs 8 Chittacks and 25 Sq.ft. be the same a little more or less out of total land measuring an area of 12 Cottahs 12 Chittacks 25 Sq.ft. more or less situated under Revisional Settlement Plot/Dag No.166, under Mouza - Teghoria, J.L. No.9, Touzi No.10, R.S. No.116, old L.R. Khatian No.179/1, New L. R. Khatian No. 863, under Ward No.7(old) 11 (new), Old premises No. T.G. 417 within the Municipal Limits of Rajarhat Gopalpur Municipality under Police



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Station previously Rajarhat now Baguiati in the District of North 24-Parganas, Kolkata - 700 059 morefully and particularly described in the Schedule thereunder written as well as Part III of the First Schedule hereunder written. Since Sisir Kumar Mondal sold his share in respect of the other joint property of the family therefore he is not claiming any right over the First Schedule as will be evident from the declaration dated 10.08.2004 original whereof provided by the Vendor to the Purchasers.

H. One Swarnmayee Dassi (nee Ghosh) (since deceased) wife of Rajeshwar Ghosh (since deceased) during her life time was a Rayati Dakhalikar of inter alia ALL THAT the pieces and parcels of Sali Land containing an area of 25 Sataks comprised in C.S. Dag No. 174 and R.S. Dag No. 163 and ALL THAT the piece and parcels of Danga Lands measuring 30 Sataks comprised in C.S. Dag No. 172 and R.S. Dag No. 162 both in Mouza-Teghoria, J. L. No. 9 under Police Station Rajarhat in the District of 24-Parganas North.

I. By a Deed of Gift dated 1stDecember, 1967 duly registered at the office of Sub-Registrar Cossipore Dum Dum in Book No. 1, Volume No. 148, Pages 45 to 50 Being No. 10196 for the year 1967 the said Smt. Swarnmayee Dassi (nee Ghosh) for the natural love and affection towards her sons gifted transferred conveyed inter alia ALL THAT 25 Satak of land comprised in C.S. Dag No. 164, R.S. Dag No. 163, Mouza Teghoria, J.L. No. 9, District 24-Parganas (North) and C.S. Dag No. 172, R.S. Dag No. 162 having an area of 30 Satak in J.L. No. 9, Mouza Teghoria, District North 24-Parganas land unto and in favour of her four sons namely (1) Jamani Kanto Ghosh (since deceased) (2) Bibhuti Bhusan Ghosh (3) Devi Prosad Ghosh and (4) Abani Bhusan Ghosh absolutely and forever free from all encumbrances charges etc.

J. In pursuance of the said Deed of Gift the said (1) Jamani Kanto Ghosh (since deceased) (2) Bibhuti Bhusan Ghosh (3) Devi Prosad Ghosh (4) Abani Bhusan Ghosh became joint Owners of the said entire Land each one of them having equal undivided 1/4th share or interest therein.

K. The said Jamani Kanto Ghosh also died intestate leaving him surviving his seven sons namely (1) SUNIL KUMAR GHOSH, (2) NALINI KANTA GHOSH, (3) MUKUL KUMAR GHOSH, (4) SHYAMAL KUMAR GHOSH, (5) BIJON KUMAR GHOSH, (6) RANJIT KUMAR GHOSH and (7) APURBA KUMAR GHOSH as his only heirs and/or legal representatives under the provisions of Hindu Succession Act 1956 and as such they became joint owners of the undivided 1/4th share or interest of the said Jamani Kanta Ghosh and each one of them being entitled to undivided 1/28th share or interest into or upon the said entire land.



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L. In the events as are recited hereinbefore the following persons became entitled to the following shares into or upon the said lands comprised in the following R.S. Dag No. and Khatian No. as follows :-

Khatian No.	Dag No.	Area of land	Owner
29 Kri	163	1 Decimal	Apurba Kumar Ghosh
31 Kri	163	6 Decimal	Abani Bhusan Ghosh
349 Kri	163	1 Decimal	Mukul Kumar Ghosh
363 Kri	163	1 Decimal	Ranjit Kumar Ghosh
195 Kri	163	6 Decimal	Devi Prosad Ghosh
210 Kri	163	1 Decimal	Nalini Kanto Ghosh
292 Kri	163	1 Decimal	Bijon Kumar Ghosh
299 Kri	163	6 Decimal	Bibhuti Bhusan Ghosh
425 Kri	163	1 Decimal	Shyamal Kumar Ghosh
494 Kri	163	1 Decimal	Sunil Kumar Ghosh

AND

Khatian No.	Dag No.	Area of land	Owner
29 Kri	162	1 Decimal	Apurba Kumar Ghosh
31 Kri	162	8 Decimal	Abani Bhusan Ghosh
349 Kri	162	1 Decimal	Mukul Kumar Ghosh
363 Kri	162	1 Decimal	Ranjit Kumar Ghosh
195 Kri	162	8 Decimal	Devi Prosad Ghosh
210 Kri	162	1 Decimal	Nalini Kanto Ghosh
292 Kri	162	1 Decimal	Bijon Kumar Ghosh
299 Kri	162	7 Decimal	Bibhuti Bhusan Ghosh
425 Kri	162	1 Decimal	Shyamal Kumar Ghosh
494 Kri	162	1 Decimal	Sunil Kumar Ghosh

M. By a Deed of conveyance dated 20.09.2007 made by and between (1) Bibhuti Bhusan Ghosh (2) Devi Prasad Ghosh (3) Abani Bhusan Ghosh all sons of Late Rajeshwar Ghosh (4) Sunil Kumar Ghosh (5) Nalini Kanta Ghosh (6) Mukul Kumar Ghosh (7) Shyamal Kumar Ghosh (8) Bijon Kumar Ghosh (9) Ranjit Kumar Ghosh (10) Apurba Kumar Ghosh, all sons of Late Jamani Kanto Ghosh, therein collectively referred to as the Vendors of the One Part and M/s. K. L. Gupta & Company therein referred to as the Purchaser of the Other Part and registered at the office of Additional Registrar of Assurances II, Kolkata, in Book No.I, Being No.09505 for the



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year 2007, the Vendors therein for the consideration and on the terms and conditions duly sold, transferred and conveyed to the purchaser therein All That the piece and parcel of land situated in Mouza - Teghoria, Touzi No.191, J.L. No.9, P.S. previously Rajarhat now Baguiati, District North 24-Parganas, L.R. Khatian No. Kri 299, 195, 31, 29, 349, 210, 363, 494, 425 and 292 now L.R. Khatian No. 863 under Ward No.7 now Ward No. 11 premises No. AS/100/B2-D and within the limits of Rajarhat Gopalpur Municipality and situated inter alia in the following Dag Nos. (i) Land measuring about 25 Sataks (equivalent to 15 Cottahs 2 Chittacks 0 Sq.ft.) comprised in C.S. Dag No.174 and R.S. Dag No.163 (ii) Land measuring about 9 Chittacks 3 Sq.ft. comprised in C.S. Dag No.172 and R.S. Dag No.162 morefully and particularly described in the Schedule thereunder written as well as Part IV of the First Schedule hereunder written.

N. By virtue of the aforesaid purchaser therein being the said M/s. K. L. Gupta & Co. became the Owner of All That the piece and parcel of land measuring about 1 Bigha 8 Cottahs 9 Chittacks 5.87 Sq.Ft more or less situated at Mouza - Tegharia, P.S. - previously Rajarhat, now - Baguiati, District - North 24 Parganas, Kolkata - 700 059 within the limit of Rajarhat Gopalpur Municipality in Ward No. 7 (old) 11 (New) being premises No. AS/100/08 and RGM/M/04/2004-05 free from all encumbrances charges liens mortgage litigate etc.

O. The M/s. K. L. Gupta & Co. after having acquired the said Property caused a map or plan to be sanctioned by the concerned authorities whereby the M/s. K. L. Gupta & Co. became entitled to construct various multi-storied buildings comprising of various self contained flats, apartments units capable of being held enjoyed independently with each other.

P. The M/s. K. L. Gupta & Co. commenced the work of construction as per sanctioned plan being sanction B plan Sl. No. 355/08/09 dated 25.02.2009 sanctioned by Rajarhat Gopalpur Municipality. The Purchasersherein will have all the benefits attached to the said sanction plan and/or renewed plan. However, the Purchasers will liable to pay the Municipal taxes and Khajna in respect of the said premises after the year 2012.

Q. Because of various reasons and/or unavoidable circumstances the M/s. K. L. Gupta & Co. could not proceed with the work of construction and as such by a Development Agreement dated 25th June 2012 entered into by and between the M/s. K. L. Gupta & Co. and Natural Awas Pvt Ltd, being one of the Owner herein, i.e. the Purchaser No.1 agreed to undertake development of the said property on the terms and conditions contained and recorded in the said Agreement (hereinafter referred to as the said "Development Agreement").



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R. KanyaLal Gupta being the sole proprietor of the said M/s. K. L. Gupta & Co. died intestate on 14th July, 2021 leaving behind his wife and two sons and one daughter all being the Vendors herein above named, as his only legal heirs and heiresses and successors and legal representatives and none else. Subsequently after the death of said KanyaLal Gupta, the sole proprietor of the M/s K. L. GUPTA & CO, his wife Mrs. Savitri Devi Gupta became the Sole Proprietress Of M/s K. L. GUPTA & CO, a proprietorship concern with the consent of all the legal heirs.

S. By a Deed of Conveyance dated 6th January, 2023, made by and between K.L. Gupta & Company therein referred to as the 'Vendor' of the First Part and Manoj Kumar Gupta & Others therein referred to as the 'Co-Vendor' of the Second Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Third Part and registered in the Office of the Additional Registrar of Assurance - II Kolkata, in Book No. I, CD Volume No. 1902-2023, Pages 22951 to 22993, Being No. 190200371 for the year 2023, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 1Bigha 8 Cottah 9 Chittack 5.87 Sq. Ft. lying and situated at Mouza -Teghoria, Touzi No. 10, J.L. No. 09, Re. Sa. No. 116, L.R. Khatian No. 179/1, 863, 170/1, comprising in Dag No. 166, 162, 163 and 165 under P.S. Rajarhat, District North 24 Parganas.

T. One Atul Chandra Mondal since deceased in or about the year 1963 and his first wife predeceased him long ago purchased 0.17 decimal of Danga land being half share in Mouza - Teghoria, Police Station - Rajarhat in the District of 24 Parganas North, hereinafter referred to as the said land by a Deed of Conveyance registered in Book No. I, Volume No. 8, Pages 14-15, being no. 584 of 1932 of the Sub-Registry Office Dum Dum and whereas the same land was recorded in revisional Settlement in the name of Atul Chandra Mondal in 8 annas share under Khatian No. 98, Dag No. 164, Touzi No. 191, J.L. No. 9, District - North 24 Parganas.

U. The said Atul Chandra Mondal died intestate leaving behind his five sons namely Dharendra Nath Mondal, Kishna Chandra Mondal, Kartick Chandra Mondal, Sachindra Nath Mondal and Montu Chandra Mondal and two daughters namely Panchubala Mondal and Diplai Bala Mondal and only wife Suboda Mondal became the Owner of the aforesaid land by virtue of inheritance.

V. While residing and possessing the said land all the legal heirs of Atul Chandra have recorded their names in the current provisional settlement in the said Dag No. 164 under their separate Khatian Nos. Kri-197, Kri-285, Kri-111, Kri-96, Kri-409, Kri-322, Kri-180 and Kri-508 with proportionate lands mentioned and against such each of them.



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W. By a Deed of Conveyance dated 11/05/1988 made by and between Dharendra Nath Mondal and 7 Others therein collectively referred to as the Vendor of the First Part and Soumendra Nath Seal therein referred to as the Purchaser of the Second Part and registered at the Office of the Additional District Sub-Registrar - Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 75, Pages 269 to X being No. 3690 of 1988 in respect of All That piece and parcel of land measuring about 2 Cottahs 15 Chittacks and 18 Sq.ft. contained and comprised in R.S. Dag No. 164, under R.S. Khatian No. 98, Kri Khatian No. 197, 265, 111, 96, 409, 322, 180, 808, at Mouza - Teghoria, P.S. Rajarhat, in the District - North 24 Parganas.

X. By a Deed of Conveyance dated 2/08/1996 made by and between Soumendra Nath Seal represented by his Constituted Attorney Sri Indranath Seal therein referred to as the Vendor of the First Part and Anima Patra therein referred to as the Purchaser of the Second Part and registered at the Office of the Additional District Sub-Registrar - Barasat, recorded in Book No. I, Volume No. 98, Pages 29 to X, being Deed No. 5421 of 1996 in respect of All That piece and parcel of "Danga Land" about and area of 2 Cottahs 15 Chittacks 18 Sq.ft. being plan Plot No. C comprised in R.S. Dag No. 164, R.S. Khatian No. 98, within the limits of Rajarhat, Police Station, Additional District Sub Registry Office Bidhannagar and according to the settlement record of rights finally published the Plot is comprised at Parganas - Kalikata, Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10, in the the District - North 24 Parganas, Kri - Khatian No. 197, 265, 111, 96, 409, 322, 180, 508. In this Deed Page No. 3, the reference of the previous Deed wrongly mentioned in Deed No. 3692 of 1998, it is actually Deed No. 3690 of 1988.

Y. By a Deed of Conveyance dated 28th February, 2024, made by and between Anima Patra therein referred to as the 'Vendor' of the One Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72446 to 72474, Being No. 190101836 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 2 Cottah 15 Chittack 18 Sq. Ft. lying and situated at Mouza -Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 10/1 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.



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Z. By a Deed of Conveyance dated 11.05.1988 made by and between Dharendra Nath Mondal and 7 Others therein collectively referred to as the First Part and Gautam Bhar, therein referred to as the Second Part registered at the Office of the Additional District Sub-Registrar Bidhannagar (Salt Lake) recorded in Book No. I, Volume No. 75, Pages from X to 269 being No. 3692 of 1988 in respect of All That Plot A measuring 3 Cottahs 8 Chittacks more or less made out of the total Danga land of 0.17 Decimal in Mouza - Teghoria R. S. Dag No. 164, R.S. Khatian No. 98, Touzi No. 191, present Touzi No. 10, J.L. No. 9, Police Station - Rajarhat, Sub-Registrar, Cossipore Dum Dum at present Sub-Registrar Bidhannagar Salt Lake District 24 Parganas at present District 24 Parganas (North) recorded in current provisional Settlement Dag No. 164 Khatian No. Kri 197 area 02 Decimal, Kri 285 area 02 Decimal, Kri 111 area 02 Decimal, Kri 96 area 03 Decimal, Kri 409 area 02 Decimal, Kri 522 area 02 Decimal, Kri 180 area 02 Decimal, Kri 508 area 02 Decimal i.e. 0.17 Decimal of land under Teghoria Gram Panchayat proportionately.

AA. By a Deed of Conveyance dated 2.8.1996 made by and between Goutam Dhar therein referred to as the First Part and Swapan Kumar Patra therein referred to as the Second Part registered at the Office of the Additional District Sub-Registrar, North 24 Parganas Barasat recorded in Book No. I, Volume No. 98, Pages from 11 to X Being No. 5420 for the Year 1996 being No. 5420 in respect of All That piece and parcel of Danga Land measuring an area of 3 Cottahs 8 Chittacks and being Plan Plot No. A comprised in R.S. Dag No. 164 and R.S. Khatian No. 98 within the limit of Rajarhat Police Station, Additional District Sub-Registry Office Bidhannagar and according to the Settlement record of rights finally published the Plot is comprised at Parganas-Kalikata, Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10 in the district of 24 Parganas (North), Kri Khatian No. 197, 265, 111, 96, 409, 322, 180, 508 morefully and particularly described in the Schedule hereunder written.

BB. Thereafter Swapan Kumar Patra died intestate on 02.04.2020 leaving behind his wife namely Anima Patra, and two daughters namely Irshita Patra and Arpita Patra as his only legal heirs under the provisions of the Hindu Succession Act.

CC. Anima Patra, Irshita Patra, Arpita Patra became the absolute Owners of All That piece and parcel of Danga Land measuring an area of 3 Cottahs 8 Chittacks more or less and being plan Plot No. A comprised in R.S. Dag No. 164 and R.S. Khatian No. 98 within the limits of Rajarhat - Police Station, Additional District Sub-Registry Office Bidhannagar and according to the Settlement record of rights finally published the plot is comprised at Pargana Kalikata, Mouza - Teghoria, J.L. No. 9, R.S. No. 116, Touzi No. 10 in the District of 24 Parganas (North), Kri Khatian No. 197, 265, 111, 96, 409, 322, 180, 508.



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DD. By a Deed of Conveyance dated 28th February, 2024, made by and between Anima Patra and Others therein referred to as the 'Vendors' of the One Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages 72475 to 72507, Being No. 190101834 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 3 Cottah 8 Chittack lying and situated at Mouza -Teghoria, Touzi No.- 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 471/2 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.

EE. By a Deed of Conveyance dated 11/05/1988 made by and between Dharendra Nath Mondal and 7 Others therein collectively referred to as the Vendors of the First Part and Sabita Das therein referred to as the Purchaser of the Second Part registered at the Office of the Additional District Sub-Registration - Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 75, Pages 251 to 260 being No. 3691 of 1988 in respect of All That 2 Cottahs 2 Chittacks out of said 0.17 decimals of land in Scheme Plot No. B, comprised in R.S. Dag No. 164, under R.S. Khatian No. 98, Touzi No. 191, J.L. No. 9, in Mouza - Teghoria, P.S. Rajarhat, District - North 24 Parganas.

FF. By a Deed of Conveyance dated 23/06/1993 made by and between Sabita Das therein referred to as the Vendor of the First Part and Malay Mandal therein referred to as the Purchaser of the Second Part registered at the Office of the Additional District Sub-Registration - Bidhannagar (Salt Lake City) recorded in Book No. I, Volume No. 105, Pages 387 to 396, being No. 4872 of 1993 in respect of All That Scheme Plot No. B measuring 2 Cottahs 2 Chittacks of land with tile shed structure in Mouza - Teghoria, R.S. Dag No. 164. R.S. Khatian No. 98, Touzi No. 191, present Touzi No. 10, J.L. No. 9, Police Station - Rajarhat present P.S. Baguiati, A.D.S.R. Office Bidhannagar Salt Lake City in the District - North 24 Parganas part of present Kri - Khatian No. 197, 265, 111, 96, 409, 322, 180, 508.

GG. By a Power of Attorney dated 14th September, 2002 made by and between Malay Mandal, therein referred to as the Principal and Bhaskar Mandal, therein referred to as the Attorney and registered in the Office of the Additional Registrar of Assurance III, Kolkata, in Book No. IV, Being No. 3334 for the year, 2002.

HH. By a Deed of Conveyance dated 28th February, 2024, made by and between Malay Mandal therein referred to as the 'Vendor' of the One Part and Natural Awas Pvt. Ltd. and Others therein collectively referred to as the 'Purchasers' of the Other Part and registered in the Office of the Additional Registrar of Assurance - I, in Book No. I, Volume No. 1901-2024, Pages



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72418 to 72445, Being No. 190101833 for the year 2024, the Vendor therein duly sold, transferred, conveyed, assured and assigned absolutely and forever unto and in favour of the Purchasers therein All That piece and parcel of Bastu Land measuring 2 Cottah 2 Chittack lying and situated at Mouza -Teghoria, Touzi No. 191 present Touzi No. 10, J.L. No. 09, Re. Sa. No. 116, R.S Khatian No. 98, L.R. Khatian No. 676 comprising in R.S. and L.R. Dag No. 164 under P.S. Rajarhat, District North 24 Parganas.

II. By virtue of the aforesaid four Deed of Conveyances the Owners became the Owner of All That the piece and parcel of land measuring about 1 Bigha 17 Cottahs 2 Chittacks 23.87 Sq.ft. more fully described in the First Schedule hereunder written.

JJ. By a Development Agreement dated 12th April, 2025 made by and between (1) **NATURAL AWAS PRIVATE LIMITED** (2) **SUDHAPATI PROJECTS PRIVATE LIMITED**, (3) **AARTI HIGHRISE PRIVATE LIMITED** AND (4) **DARUJA ENCLAVE PRIVATE LIMITED**, therein collectively referred to as the Owners and **ACQUET TRADING PRIVATE LTD** therein referred to as the **DEVELOPER**, duly registered in the Office of the Additional Registrar of Assurance - IV, Kolkata in Book No. I, Volume No. 1904-2025, Pages No. 404016 to 404062 having Being No 190409007 of year 2025, in respect to **ALL THAT** the piece and parcel of Bastu Land measuring about 1 Bigha 17 Cottahs 2 Chittaks 23.87 square feet together with structure constructed and situated therein at Mouza - Teghoria, comprised in R.S./L.R. Dag No. 166, 165, 164, 163, 162 in R.S. Khatian No. 179/1, 116, 863, 98 and L.R. Khatian Nos. 1940, 1941, 1942, 1943, 676, 10/1 abd 471/2, in J.L. No. 9, Touzi No. 10, Nishikanan, (Teghoria) within the limits of Rajarhat Police Station at present Baguihati, Kolkata-700157, A.D.S.R. Office Bidhannagar of Rajarhat Gopalpur Municipality at [present Bidhan Nagar Municipal Corporation, District 24-Pargans (North).

KK. The Owners have delegated the power to the Promoter which are duly executed and registered on 23rd June, 2025 before Additional Registrar of Assurance IV, Kolkata in Book No. I, Volume No. 1904-2025, Pages-414604 to 414631 having Being No 190409236 for the year 2025.

LL. The plans for construction of the said Buildings has been sanctioned by The Rajarhat Gopalpur Municipality has granted the commencement certificate to develop the Project vide approval dated _____ bearing no. _____.

The said (1) **NATURAL AWAS PRIVATE LIMITED** (2) **SUDHAPATI PROJECTS PRIVATE LIMITED**, (3) **AARTI HIGHRISE PRIVATE LIMITED** AND (4) **DARUJA ENCLAVE PRIVATE LIMITED**, after purchasing the aforesaid property become the absolute owners of the aforesaid area of 1 Bigha 17 Cottahs 2 Chittaks 23.87 square feet of land as mentioned above/also mutated as a recorded owners in Municipal Office and paid the relevant taxes up to date.



Ref. No.

Date

I hereby that the above mentioned land of **(1) NATURAL AWAS PRIVATE LIMITED (2) SUDHAPATI PROJECTS PRIVATE LIMITED, (3) AARTI HIGHRISE PRIVATE LIMITED AND (4) DARUJA ENCLAVE PRIVATE LIMITED**, is free from all sorts of encumbrances, charges, liabilities lines and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Thanking you,

Yours faithfully,

(AWANI KUMAR ROY)

Encl: As above.