



SKB & ASSOCIATES

Solicitor & Advocates

TITLE REPORT

Under instructions and on behalf of our Client **ARYAN TECHNOCON PVT. LTD**, we have caused searches to be made in respect of the Said Property (defined below). The Details of searches and our certification on the basis thereof, is given below.

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

Said Property ALL THAT piece and parcel of land admeasuring **286.11952 Decimals**, out of which land admeasuring **5.1081 Decimals** comprised in L.R Dag No: 831, Land admeasuring **26 Decimals**, comprised in L.R Dag no: 859, land admeasuring **14.9806 Decimals**, comprised in L.R Dag no: 805, land admeasuring **2.75 Decimals**, comprised in L.R Dag no: 808/904, land admeasuring **22 Decimals**, comprised in L.R Dag no: 781, land admeasuring **6.81772 Decimals**, comprised in L.R Dag no: 809, land admeasuring **2 Decimals**, comprised in L.R Dag no: 808, land admeasuring **20 Decimals**, comprised in L.R Dag no: 789, land admeasuring **2 Decimals**, comprised in L.R Dag no: 791, land admeasuring **52.48355 Decimals**, comprised in L.R Dag no: 774, 785 & 786, land admeasuring **55.37955 Decimals**, comprised in L.R Dag no: 788, 804 & 803, land admeasuring **25.5 Decimals**, comprised in L.R Dag no: 784/964, land admeasuring **33 Decimals**, comprised in L.R Dag no: 784, land admeasuring **8.8 Decimals**, comprised in L.R Dag no: 782, and land admeasuring 2.75 Decimals comprised in LR Dag No: 808/903, lying and situated at Mouza: Langaiberia, P.S: Sonarpur, within the jurisdiction of Langaiberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145.

📍 **Nicco House, 2 Hare Street, 4th Floor, Kol-700 001**
7, Old Post Office Street, Ground Floor, Room 6, Kol-700 001

✉ **info@skbassociates.in**

☎ **033 4064 6476, 033 2248 8796**





1. MANDATE

On the instruction of and on behalf of the Client, we undertook a legal due diligence review for the aforesaid purposes. We are informed that the Client intends to purchase and/develop the said property, for the purpose of which, we are pleased to enclose herewith our due diligence report on the title of the said property, keeping in view of the above, Client has instructed/mandated us to conduct due diligence covering the following;

- To ascertain clear and marketable title of the Owner qua the said Property.
- To ascertain charge, encumbrances, mortgages if any, in relation to the said Property, reflecting in the records of concerned Registry office.

We have undertaken the aforesaid assignment subject to the scope of work covered, assumptions, disclaimer & liability stated herein:

2. READER'S NOTE

- Contents of the opinion are confidential and subject to legal professional privilege. Neither of this opinion nor of its contents be disclosed to any person other than Client and their professional advisors nor it be referred to, quoted, or filed with anybody without written consent of SKB & Associates (Solicitor & Advocates).





➤ **PRODUCTION OF DOCUMENTS:**

- No Original Documents were produced or given to me Concerning the said property.
- Xerox copy of R.S Porcha being R.S & L.R Dag No: 781, 805, 774, 785, 786, 803, 788, 804, 784, 784, 781, 784/964, 774, 785, 786, 791.
- Xerox copy of all below mention Deed of Conveyance and Development power of attorney.
- A xerox copy of Deed of Gift being No: 5616 for the year 2009. Made between Raju Ghosh as a Donee and Narayan Chandra Ghosh as a Donor.
- A xerox copy of Deed of conveyance being No: 5778 for the year of 1997, made between Ashim Kumar Ghosh as a Purchaser therein and Madan Mahan Ghosh and others as a Vendor therein.
- A xerox copy of Deed of Gift being No: 4460 for the year of 1981, made between Anil Kumar Ghosh as a Donor and Athin Kumar Ghosh as a Donee therein.

DISCLAIMER AND LIABILITY

Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to **SKB & Associates (Solicitor & Advocates)** for this specific mandate.





This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to achieve commensurate with a transaction of this nature.

We disclaim all and any liability and responsibility and shall not be liable or responsible in any manner nor entertain any claim in respect of any cost, charges, loss, penalty, or damage etc. resulting from or incurred or suffered by any unauthorized person using our report in any unauthorized manner or basing any action on it notwithstanding the cautions and limitations stated herein and at the appropriated places in the report. We must also make it clear that we will not accept any responsibility or liability to the Client for any information obtained undue disclaimer of responsibility for which we were not able to obtain independent verification.

Offices Where Searches Have Been Conducted

a) Property Details

- From 1994 to 2025 in respect of R.S. & L.R. Dag Nos. 831,859,805,808/904,781,809,808/903,789, 791, 774, 785, 786, 788, 804, 803, 784/964, 784 and 782, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145.

b) Registration Offices

- Registrar of Assurances I, Kolkata
- Registrar of Assurances II, Kolkata
- Registrar of Assurances III, Kolkata
- Registrar of Assurances IV, Kolkata





- District Sub-Registrar I, Alipore
- District Sub-Registrar II, Alipore
- District Sub-Registrar III, Alipore
- District Sub-Registrar IV, Alipore
- Additional District Sub-Registrar, Sonarpur.

APPLICABLE ASSUMPTIONS

All information, opinions and conclusions in this Report are prepared as instructed by the Client from time to time and as we have understood the scope and requirements and subject to certain assumptions, including but not limited to the assumption that:

- The legal due diligence has been restricted and kept limited to and based entirely and exclusively on the documents, records, files and registers as was made available to me by the Client (hereinafter collectively referred to as the documents).
- The photocopies of the documents provided to me are true, genuine, complete and accurate copies of the original of such documents. The documents are correct and authentic and no alteration has taken place.
- With reference to documents examined in the process of the conduct of the mandated exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.
- That there are no facts or circumstances in existence no events have occurred which render such documents/ letters void, or repudiated or revoked or frustrated, or capable of recession for any reason and in particular without limitation by reason of the lack of authority, consideration, influence, coercion, duress, default, fraud or misrepresentation.



**OBSERVATIONS ON DEVOLUTION OF THE TITLE OF THE PROPERTY:****Ownership of ALL THAT Piece and Parcel of land admeasuring 5.1081 Decimals more or less, comprised in Dag No: 831.**

WHEREAS, by virtue of deed of a Deed of Gift Dated 19.09.1981, Anil Kumar Ghosh gifted **ALL THAT** piece and parcel of Land admeasuring **22 Decimals** comprised in LR Dag No: 831, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of Athindra Nath Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpur, recorded in Book I, volume no: 64 pages 219-225, being Deed No: 4460 for the year of 1981.

AND WHEREAS by virtue of a Deed of Conveyance dated 30.11.2018, said Athin Ghosh sold, transferred and conveyed **ALL THAT** piece and parcel of Land admeasuring **5.1081 Decimals** comprised in LR Dag No: 831, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of ARYAN TECHNOCON PVT LTD, the said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book I, volume no: 1604-2019 pages 6354-6374, being Deed No: 7015 for the year of 2018.

Ownership of ALL THAT Piece and Parcel of land admeasuring 26 Decimals more or less, comprised in Dag No: 859.

WHEREAS, by virtue of deed of a Deed of Gift Dated 19.09.1981, Anil Kumar Ghosh gifted **ALL THAT** piece and parcel of Land admeasuring **18 Decimals** comprised in LR Dag No: 859, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of Athindra Nath Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpur, recorded in Book I, volume no: 64 pages 219-225, being Deed No: 4460 for the year of 1981.

AND WHEREAS by virtue of Deed of Conveyance Dated 15.03.2018, said Athin Ghosh sold, transferred and conveyed **ALL THAT** piece and parcel





Land admeasuring **13 Decimals** comprised in LR Dag No: 859, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145. In favour of ARYAN TECHNOCON PVT LTD, the said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book I, volume no: 1604-2018 pages 52987-53011, being Deed No: 1708 for the year of 2018.

AND WHEREAS by virtue of a Deed of Gift dated 22.05.2009, one Narayan Chandra Ghosh, gifted ALL THAT piece and parcel of land admeasuring **13 Decimals** comprised in LR Dag No: 859, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145. In favour of Raju Ghosh. The said deed was duly registered in the office of A.D.S.R Sonarpur, Cd volume No: 16, pages: 2863-2878, being no: 05616 for the year of 2009.

AND WHEREAS by virtue of Deed of Conveyance Dated 24.05.2017, said Raju Ghosh sold, transferred and conveyed **ALL THAT** piece and parcel of Land admeasuring **13 Decimals** comprised in LR Dag No: 859, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145. In favour of ARYAN TECHNOCON PVT LTD, the said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book I, volume no: 1604-2017 pages 69348-69369, being Deed No: 02527 for the year of 2017.

Ownership of ALL THAT Piece and Parcel of land admeasuring 14.9806 Decimals more or less, comprised in Dag No: 805.

WHEREAS, by virtue of deed of a Deed of Gift Dated 19.09.1981, Anil Kumar Ghosh gifted **ALL THAT** piece and parcel of Land admeasuring **15 Decimals** comprised in LR dag No: 805, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145.





24 Parganas, Pin: 700145, in favour of Athin Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpur, recorded in Book I, volume no: 64, pages 219 to 225 being Deed No: 4460 for the year of 1981.

AND WHEREAS By virtue of Deed of Conveyance dated 21/08/2021, Athin Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **4.9981 Decimals** comprised in LR dag No: 805, recorded under L.R Khatian No: 55, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2021, pages from 265722 to 265744, being No: **05658** for the year of 2021.

AND WHEREAS By virtue of Deed of Conveyance dated 21/08/2021, Athin Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **9.9825 Decimals** comprised in LR dag No: 805, recorded under L.R Khatian No: 55, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2021, pages from 283204 to 283228, being No: **05660** for the year of 2021.

Ownership of ALL THAT Piece and Parcel of land admeasuring 2.75 Decimals more or less, comprised in Dag No: 808/904.

AND WHEREAS by virtue of a Deed of Gift dated 22.05.2009, one Narayan Chandra Ghosh, gifted **ALL THAT** piece and parcel of land admeasuring **2.75 Decimals** comprised in LR Dag No: 808/904, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145. In favour of Raju Ghosh. The said deed was duly registered in the office of A.D.S.R Sonarpur, volume No: 16, pages: 2863-2878, being no: 05616 for the year of 2009.





AND WHEREAS by virtue of Deed of conveyance dated 24.05.2017, said Raju Ghosh, sold transferred **ALL THAT** piece and parcel of Land admeasuring **2.75 Decimals** comprised in LR Dag No: 808/904, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145. In favour of ARYAN TECHNOCON PVT LTD, the said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book I, volume no: 1604-2017 pages 69348-69369, being Deed No: 02527 for the year of 2017.

Ownership of ALL THAT Piece and Parcel of land admeasuring 22 Decimals more or less, comprised in Dag No: 781.

WHEREAS By virtue of Deed of Conveyance dated 08/12/2017, Banamali Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **18 Decimals** comprised in LR dag No: 781, recorded under L.R Khatian No: 349, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2017, pages from 181489 to 181512, being No: **06634** for the year of 2017.

AND WHEREAS by virtue of Deed of Conveyance dated 08/12/2017, Biswajit Ghosh and others sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **4 Decimals** comprised in LR Dag No: 781, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 68230 to 68264, being No: **2530** for the year of 2018.





Ownership of ALL THAT Piece and Parcel of land admeasuring 6.81772 Decimals more or less, comprised in Dag No: 809

WHEREAS by virtue of Deed of Conveyance dated 18.01.2019, Asim Kumar Ghosh and others sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **6.81772 Decimals** comprised in LR Dag No: 809, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 14926 to 14961, being No: **00332** for the year of 2019.

Ownership of ALL THAT Piece and Parcel of land admeasuring 2 Decimals more or less, comprised in Dag No: 808.

WHEREAS, by virtue of deed of a Deed of Gift Dated 19.09.1981, Anil Kumar Ghosh gifted **ALL THAT** piece and parcel of Land admeasuring **4 Decimals** comprised in LR Dag No: 808, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of Athin Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpur, recorded in Book I, volume no: 64, pages 219 to 225 being Deed No: 4460 for the year of 1981.

WHEREAS by virtue of Deed of Conveyance dated 18.01.2019, Athin Kumar Ghosh and others sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **2 Decimals out of 4 decimals** comprised in LR Dag No: 808, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 14926 to 14961, being No: **00332** for the year of 2019.





Ownership of ALL THAT Piece and Parcel of land admeasuring 2 Decimals more or less, comprised in Dag No: 808.

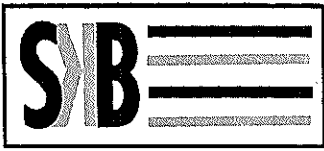
WHEREAS, by virtue of deed of a Deed of Gift Dated 19.09.1981, Anil Kumar Ghosh gifted **ALL THAT** piece and parcel of Land admeasuring **4 Decimals** comprised in LR Dag No: 808/903, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of Athin Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpur, recorded in Book I, volume no: 64, pages 219 to 225 being Deed No: 4460 for the year of 1981.

WHEREAS by virtue of Deed of Conveyance dated 18.01.2019, Athin Kumar Ghosh and others sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **4 decimals** comprised in LR Dag No: 808/903, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 14926 to 14961, being No: **00332** for the year of 2019.

Ownership of ALL THAT Piece and Parcel of land admeasuring 20 Decimals more or less, comprised in Dag No: 789

WHEREAS, by virtue of deed of a Deed of Gift Dated 19.09.1981, Anil Kumar Ghosh gifted **ALL THAT** piece and parcel of Land admeasuring **20 Decimals** comprised in LR dag No: 789, recorded under L.R Khatian No:553, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of Samarjit Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpur, recorded in Book I, being Deed No: 4462 for the year of 1981.



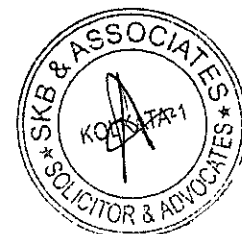


AND WHEREAS By virtue of Deed of Conveyance dated 18/01/2018, Samarjit Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **20 Decimals** comprised in LR dag No: 789, recorded under L.R Khatian No:553, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMIED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 10857 to 10878, being No: **00327** for the year of 2019.

Ownership of ALL THAT Piece and Parcel of land admeasuring 7 Decimals more or less, comprised in Dag No: 791.

WHEREAS Arun Kumar Ghosh, Barun Kumar Ghosh and Badal Ghosh was the recorded owner of **ALL THAT** piece and parcel of Land admeasuring **7 Decimals** comprised in R.S & LR dag No: 791, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145.

AND WHEREAS By virtue of Deed of Conveyance dated 17/01/2020, Arun Kumar Ghosh, Barun Kumar Ghosh and Bapi ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **7 Decimals** comprised in LR dag No: 791, recorded under L.R Khatian No: 47, 350 and 363, lying and situated at Mouza: Langalberia, P.S: Sonarpur , within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMIED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1630-2020, pages from 12115 to 12145, being No: **00222** for the year of 2020.





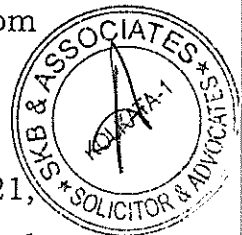
Ownership of ALL THAT Piece and Parcel of land admeasuring 52.48355 Decimals more or less, comprised in Dag No: 774, 785 & 786.

WHEREAS One Shambhu Charan Ghosh was the receded owner of **ALL THAT** piece and parcel of land admeasuring **12** Decimals comprised in Dag No; 774, land admeasuring **32** Decimals comprised in Dag No: 785, land admeasuring **22** Decimals comprised in Dag No: 786, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145.

AND WHEREAS By virtue of Deed of Conveyance dated 06.12.2013, said Shambhu Charan Ghosh sold transferred **ALL THAT** piece and parcel of land admeasuring 11.59 Decimals comprised in Dag No; 774, land admeasuring 22 Decimals comprised in Dag No: 786, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of Mahadev Ghosh and Sushanta Kumar Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpur, recorded in Book: I, Volume no: 28, pages from 2944 to 2955, being No; 12607 for the year of 2013.

AND WHEREAS By virtue of Deed of Conveyance dated 06.12.2013, said Shambhu Charan Ghosh sold transferred **ALL THAT** piece and parcel of land admeasuring 30.83 Decimals comprised in Dag No; 785, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of Mahadev Ghosh and Sushanta Kumar Ghosh, the said deed was duly registered in the office of A.D.S.R Sonarpore, recorded in Book: I, Volume no: 28, pages from 2932 to 2943, being No; 12608 for the year of 2013.

AND WHEREAS By virtue of Deed of Conveyance dated 21/08/2021, Mahadev Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel





of Land admeasuring **2.36 Decimals** comprised in LR dag No: 774, recorded under L.R Khatian No: 504, Land admeasuring **9.98 Decimals** comprised in LR dag No: 785, recorded under L.R Khatian No: 504, and Land admeasuring **2.63 Decimals** comprised in LR dag No: 786, recorded under L.R Khatian No: 504 lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2021, pages from 264946 to 264969, being No: **05661** for the year of 2021.

AND WHEREAS By virtue of Deed of Conveyance dated 15/03/2018, Mahadev Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **4.6406 Decimals** comprised in LR dag No: 786, recorded under L.R Khatian No: 504, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ATASHI MAZUMDER**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 51472 to 51502, being No: **01702** for the year of 2018.

AND WHEREAS By virtue of Deed of Conveyance dated 16/08/2019, Mahadev Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **6.6917 Decimals** comprised in LR dag No: 785, recorded under L.R Khatian No: 504, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **MANU BHATTASALI**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 192075 to 192100, being No: **05134** for the year of 2019.





AND WHEREAS By virtue of Deed of Conveyance dated 18/01/2019, Mahadev Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **1.69 Decimals** comprised in LR dag No: 786, recorded under L.R Khatian No: 504, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **INDRANIL CHATTERJEE AND RUPANJALI CHATTERJEE**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 14962 to 14994, being No: **00329** for the year of 2019.

AND WHEREAS By virtue of Deed of Conveyance dated 23/04/2019, Mahadev Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **3.1327 Decimals** comprised in LR dag No: 774, recorded under L.R Khatian No: 504, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **GOUTAM MODAK**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 92704 to 92729, being No: **02509** for the year of 2019.

AND WHEREAS By virtue of Deed of Conveyance dated 21.08.2021 Mahadev Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **2.36 Decimals** comprised in LR Dag No: 774, recorded under L.R Khatian No: 504, and land admeasuring **9.98 Decimals** comprised in LR Dag No: 785, recorded under L.R Khatian No: 504, and land admeasuring **2.63 Decimals** comprised in LR Dag No: 786, recorded under L.R Khatian No: 504 lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2021, pages from 264946 to 264969, being No: **05661** for the year of 2021.





AND WHEREAS by virtue of Deed of Conveyance dated 26.05.2020, Mahadev Ghosh and Aryan Technocon pvt Ltd, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **5.2855 Decimals** comprised in LR Dag No: 785, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **Soumyendra Nath Ghosh and Sheela Sarajii**, said deed was duly registered in the office of D.S.R V, South 24 Parganas, recorded in Book: I, volume No: 1604-2020, pages from 30584 to 30621, being No: **00650** for the year of 2020.

AND WHEREAS by virtue of Deed of Conveyance dated 30.11.2018, Ashim Kumar Ghosh, Mahadev Ghosh and Aryan Technocon pvt Ltd, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **0.07 Decimals** comprised in LR Dag No: 786, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **Anita Prasad**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 205830 to 205860, being No: **07013** for the year of 2018.

Ownership of ALL THAT Piece and Parcel of land admeasuring 55.37955 Decimals more or less, comprised in Dag No: 788, 803 & 804.

AND WHEREAS one Kartick Chandra Ghosh was the owner of ALL THAT piece and parcel of Land admeasuring 1.33 acre comprised in R.S dag no: 788, 803 & 804,

AND WHEREAS By virtue of Deed of Conveyance dated 18/01/2019, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **2.53 Decimals** comprised in LR dag No: 788, recorded





under L.R Khatian No: 428/1, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **INDRANI CHATTERJEE AND RUPANJALI CHATTERJEE**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 14962 to 14994, being No: **00329** for the year of 2019.

AND WHEREAS By virtue of Deed of Conveyance dated 25/01/2024, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **0.5525 Decimals** comprised in LR dag No: 803, recorded under L.R Khatian No: 428/1, and land admeasuring 1.6575 Decimals comprised in L.R Dag No: 804, under L.R Khatian No: 428/1, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **PARIMAL SARKAR**, said deed was duly registered in the office of D.S.R V, South 24 Parganas, recorded in Book: I, volume No: 1630-2024, pages from 6678 to 6697, being No: **00265** for the year of 2024.

AND WHEREAS By virtue of Deed of Conveyance dated 28/01/2019, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **1.97 Decimals** comprised in LR dag No: 803, recorded under L.R Khatian No: 592/1, and land admeasuring **2.07 Decimals** comprised in L.R Dag No: 804, under L.R Khatian No: 570, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **SHIKHA ROY**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 16451 to 16479, being No: **00483** for the year of 2019.

AND WHEREAS By virtue of Deed of Conveyance dated 28/01/2019, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **7.2669 Decimals** comprised in LR dag No: 788, recorded





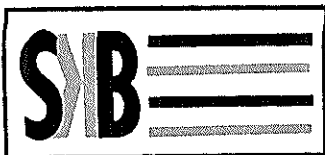
under L.R Khatian No: 570, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **JULIE SARKAR**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 207163 to 207189, being No: **07012** for the year of 2018.

AND WHEREAS By virtue of Deed of Conveyance dated 30/11/2018, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **6.9873 Decimals** comprised in LR dag No: 804, recorded under L.R Khatian No: 522/2, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **KINGSHUK MAJUMDER**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 16228 to 16255, being No: **00485** for the year of 2019.

AND WHEREAS By virtue of Deed of Conveyance dated 30/11/2018, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **7.0354 Decimals** comprised in LR dag No: 804, recorded under L.R Khatian No: 241/1, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **SHIKHA ROY**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 205214 to 205239, being No: **07008** for the year of 2018.

AND WHEREAS By virtue of Deed of Conveyance dated 30/11/2018, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **2.47 Decimals** comprised in LR dag No: 804, recorded under L.R Khatian No: 570, and land admeasuring **4.53 Decimals** comprised in L.R Dag No: 803, under khatian No: 570, lying and situated at Mouza:





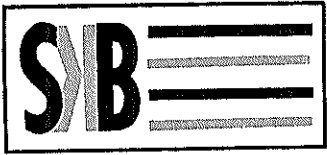
Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **PARIMAL SARKAR**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 205937 to 205964, being No: **07014** for the year of 2018.

AND WHEREAS By virtue of Deed of Conveyance dated 04/03/2021, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **3.5933 Decimals** comprised in LR dag No: 788, recorded under L.R Khatian No: 428/1, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **KAUSHIK NASKAR & KRISHNA NASKA**, said deed was duly registered in the office of D.S.R III, South 24 Parganas, recorded in Book: I, volume No: 1603-2021, pages from 58385 to 58411, being No: **01546** for the year of 2021.

AND WHEREAS By virtue of Deed of Conveyance dated 28/01/2019, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **1.68 Decimals** comprised in LR dag No: 788, recorded under L.R Khatian No: 513/2, and land admeasuring **4.03 Decimals** comprised in L.R Dag No: 803, under khatian No: 570, land admeasuring **1.27 Decimals** comprised in L.R Dag No: 804, under khatian No: 570 lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **SOUGATA BANERJEE**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 15987 to 16015, being No: **00482** for the year of 2019.

AND WHEREAS By virtue of Deed of Conveyance dated 15/03/2018, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **3.5131 Decimals** comprised in LR dag No: 804, recorded under L.R Khatian No: 428/1, lying and situated at Mouza: Langalberia, P.S:





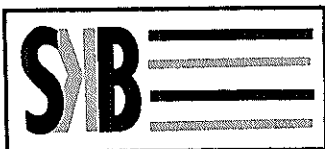
Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **NIRMAL KUMAR ROY and SAGARIKA ROY**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 51440 to 51471, being No: **01701** for the year of 2018.

AND WHEREAS By virtue of Deed of Conveyance dated 18/01/2019, Ashim Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **4.07 Decimals** comprised in LR dag No: 788, recorded under L.R Khatian No: 428/1, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **SANKAR MUKHERJEE AND ALPANA MUKHERJEE**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2019, pages from 14995 to 15021, being No: **00328** for the year of 2019.

AND WHEREAS by virtue of Deed of Conveyance dated 30.11.2018, Ashim Kumar Ghosh, Mahadev Ghosh and Aryan Technocon pvt Ltd, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **3.15105 Decimals** comprised in LR Dag No: 788, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **Anita Prasad**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 205830 to 205860, being No: **07013** for the year of 2018.

AND WHEREAS by virtue of Deed of Conveyance dated 28.01.2019, Aryan Technocon pvt Ltd, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **6.16001 Decimals** comprised in LR Dag No: 788, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **Banibrata Maiti and Sunanda Bari Maity**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in





Book: I, Volume No: 1604-2019 Page No: 16480 to 16508, being No: **484** for the year of 2019s.

Ownership of ALL THAT Piece and Parcel of land admeasuring 25.05 Decimals more or less, comprised in Dag No: 784/964.

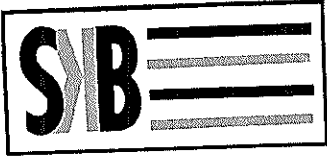
WHEREAS One Pravat Kumar Ghosh was the recorded owner of **ALL THAT** piece and parcel of Land admeasuring **25 Decimals** comprised in LR dag No: 784/964, recorded under R.S Khatian No: 321, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145.

AND WHEREAS said Pravat Kumar Ghosh, died intestate on 18.10.2006, leaving behind his wife Chhaya Rani Ghosh, four son Biswajit Ghosh, Alok Kumar, Satyajit Ghosh, Abhijit Ghosh, and four daughter Reba Ghosh, Parul Ghosh, Sandhya Ghosh and Anna Ghosh, as his legal heirs as per the Hindu Succession Act.

AND WHEREAS by virtue of Deed of Conveyance dated 08/12/2017, Biswajit Ghosh and others sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **25 Decimals** comprised in LR Dag No: 784/964, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 68230 to 68264, being No: **2530** for the year of 2018.

AND WHEREAS by virtue of Deed of Conveyance dated 30.11.2018, Ashim Kumar Ghosh, Mahadev Ghosh and Aryan Technocon pvt Ltd, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **0.05 Decimals** comprised in LR Dag No: 784/964, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia





Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **Anita Prasad**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 205830 to 205860, being No: **07013** for the year of 2018.

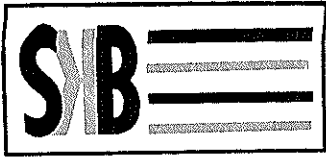
Ownership of ALL THAT Piece and Parcel of land admeasuring 33 Decimals more or less, comprised in Dag No: 784.

WHEREAS One Manarama Dasi was the recorded owner of **ALL THAT** piece and parcel of Land admeasuring **33 Decimals** comprised in LR dag No: 784, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145.

AND WHEREAS by virtue of Deed of Conveyance dated 08/12/2017, all the legal heirs of Manarama Dasi sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **33 Decimals** comprised in LR Dag No: 784, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2018, pages from 68230 to 6824, being No: **2530** for the year of 2018.

AND WHEREAS by virtue of Deed of Conveyance dated 26.05.2020, Aryan Technocon pvt Ltd, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **2.64 Decimals** comprised in LR Dag No: 784, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **Soumyendra Nath Ghosh and Sheela Sarajii**, said deed was duly registered in the office of D.S.R V, South 24 Parganas, recorded in





Book: I, volume No: 1604-2020, pages from 30584 to 30621, being No: **00650** for the year of 2020.

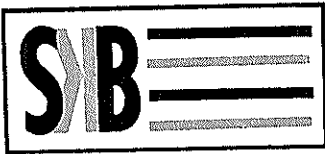
AND WHEREAS by virtue of Deed of Conveyance dated 15.02.2022, Aryan Technoccon pvt Ltd, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **5.28 Decimals** comprised in LR Dag No: 784, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **Sailendra Kishore Bhattacharya and Arpita Bhattacharya**, said deed was duly registered in the office of D.S.R V, South 24 Parganas, recorded in Book: I, volume No: 1604-2022, pages from 54082 to 54111, being No: **01427** for the year of 2022.

Ownership of ALL THAT Piece and Parcel of land admeasuring 8.8 Decimals more or less, comprised in Dag No: 782.

WHEREAS, by virtue of a Deed of Settlement dated 30.07.1991, executed by Kanai Lal Ghosh and Jasoda Bala Ghosh, it was provided that upon the death of the said Kanai Lal Ghosh and Jasoda Bala Ghosh, their son, Ashoke Kumar Ghosh, would become the owner of land measuring 8.8 decimals, comprised in L.R. Dag No. 782, lying and situated at Mouza Langalberia, P.S. Sonarpur, within the jurisdiction of Langalberia Gram Panchayat, District South 24 Parganas, Pin - 700145; the said Deed was duly registered in the office of the A.D.S.R., Sonarpur, recorded in Book I, Volume No. 102, Pages 60-64, being No. 5355 of the year 1991.

AN WHEREAS by virtue of Deed of Conveyance dated 21.08.2021, Ashoke Kumar Ghosh, sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **8.8 Decimals** comprised in LR Dag No: 782, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I,





volume No: 1604-2021, pages from 265933 to 265956, being No: **05659** for the year of 2021.

Ownership of ALL THAT Piece and Parcel of land admeasuring 2.75 Decimals more or less, comprised in Dag No: 808/904.

AND WHEREAS by virtue of Deed of Conveyance Dated 24.05.2017, Raju Ghosh sold, transferred, and conveyed **ALL THAT** piece and parcel of Land admeasuring **2.75 Decimals** comprised in LR Dag No: 808/904, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, in favour of **ARYAN TECHNOCON PRIVATE LIMITED**, said deed was duly registered in the office of D.S.R IV, South 24 Parganas, recorded in Book: I, volume No: 1604-2017, pages from 69348 to 69369, being No: **02527** for the year of 2017.

DEVELOPMENT AGREEMENT

- By virtue of a Development Agreement and Development Power of Attorney dated 14th October, 2022 one **Mr. Kingshuk Majumder** appointed **M/s. Aryan** for developing **ALL THOSE** piece and parcel of land (1) land measuring about 1524 sq. ft. more or less, being identified as Scheme Plot No. A/16 and (2) land measuring about 1525 sq. ft. more or less being identified as Scheme Plot No. 'A/17' comprised in L.R. Dag No. 804, recorded under L.R. Khatian No. 1292 (previously under L.R. Khatian Nos. 428/1, 241/1, 234/1, 143/1, 491/1, 519/1, 552/2, 158/2, 513/2, 80/1, and 570), in Mouza Langalberia, J.L. No. 88, District Sub-Registry office, at Sonarpur, under Police Station Sonarpur, Kolkata 700145, within Langalberia Gram Panchayet, District South 24 Parganas. This said Deed was duly registered on the office of District Sub-Registrar-V, Alipore, South-24-Parganas. Recorded in book I, Volume no: 1630-2022, pages from 180763 to 180807, being no: 05006 for the year of 2022. In the said Development





Agreement, the sharing ratio after completion of development has been recorded as 20 % (Owner's Allocation) and 80 % (Developer's Allocation).

- By virtue of a Development Agreement and Development Power of Attorney dated 3rd December, 2024 one **(1) MRS. ANITA PRASAD, (2) MR. KAUSHIK NASKAR, (3) MRS. KRISHNA NASKAR, (4) MR. SOUMYENDRA NATH GHOSH, (5) MRS. SHEELA SARAJINI** appointed **M/s. Aryan** for developing **ALL THAT** piece and parcel of vacant land being Plot No. B/5, B/6, C/3, C/4 and C/6 containing a total area of 15.22 (Fifteen point Two Two) decimal, more or less, situated at Mouza Langalberia, J.L. No. 88, comprised of R.S. and L.R Dag No 784, under L.R. Khatian No. 1303 (land measuring about 2.64 Decimals), R.S. and L.R Dag No. 785 under L.R. Khatian No. 504 (land measuring about 5. about 5.27 Decimals), R.S. and L.R Dag No. 786 under L.R. Khatian No. 504 (land measuring about 0.07 Decimals), R.S. and L.R Dag No. 788 under L.R. Khatian No. 1436 (land measuring about 6.74 Decimals), and R.S. and L.R Dag No. 784/964 under L.R. Khatian No. 321. This said Deed was duly registered on the office of A.R.A- IV, Kolkata Recorded in book I, Volume no: 1904-2024, pages from 941317 to 941371, being no: 18051 for the year of 2024. In the said Development Agreement, the sharing ratio after completion of development has been recorded as 10 % (Owner's Allocation) and 90 % (Developer's Allocation).

- By virtue of a Development Agreement and Development Power of Attorney dated 20th November, 2024 one **(1) MR. ASHIM GHOSH ALIAS ASHIM KUMAR GHOSH , (2) MRS. ATASHI MAZUMDAR, (3) MRS. SURABHI MUKHERJEE, (4) MRS. JULIE SARKAR, (5) MR. PARIMAL SARKAR, (6) MRS. SHIKHA ROY, (7) MR. GOUTAM MODAK** appointed **M/s. Aryan** for developing **ALL THAT** piece and parcel of vacant land containing an area of 99.33 (Ninety Nine point Three Three) decimal, more or less, situated at Monza Langalberia, J.L.. No. 88,

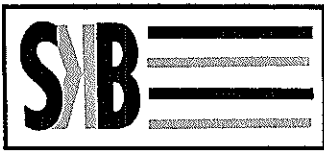




comprised of R.S. and L.R Dag No. 774 under L.R. Khatian No. 504, (land measuring about 3.13 Decimals), R.S. and L.R Dag, No. 788 under L.R. Khatian No. 570 (land measuring about 35.94 Decimals); R.S. and L.R Dag No. 803 under L.R. Khatian No. 428/1, 570, 592/1 (land measuring about 27.04 Decimals), R.S. and L.R Dag No. 804 under L.R. Khatian No. 241/1, 428/1, 570 (land measuring about 33.22 Decimals), Sonarpur, District - South 24 Parganas, within the limits of Paschim Langalberia Gram Panchayat Area, West Bengal, Pin code 700 145. This said Deed was duly registered on the office of A.R.A- IV, Kolkata Recorded in book I, Volume no: 1904-2024, pages from 887650 to 887709, being no: 16993 for the year of 2024. In the said Development Agreement, the sharing ratio after completion of development has been recorded as 10 % (Owner's Allocation) and 90 % (Developer's Allocation).

- By virtue of a Development Agreement and Development Power of Attorney dated 12th January, 2025 one **MANU BHATTASALI** appointed **M/s. Aryan** for developing **ALL THAT** piece and parcel of vacant land containing an area of 6.699 Decimal more or less, comprised of R.S. and L.R Dag No. 785 under L.R. Khatian No. 504, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, This said Deed was duly registered on the office of A.R.A- II, Kolkata Recorded in book I, Volume no: 1904-2025, pages from 337037 to 337080, being no: 06924 for the year of 2025. In the said Development Agreement, the sharing ratio after completion of development has been recorded as 50 % (Owner's Allocation) and 50 % (Developer's Allocation).
- By virtue of a Development Agreement and Development Power of Attorney dated 22nd November, 2022 one **SOUGATA BANERJEE** appointed **M/s. Aryan** for developing **ALL THAT** piece and parcel of vacant land containing an area of **6.97126 Decimals** out of which land

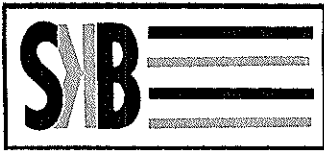




admeasuring **2.38792 Decimal** more or less, comprised of R.S. and L.R Dag No. 803 under L.R. Khatian No. 1308, land **admeasuring 2.29167 Decimals** more or less, comprised of R.S. and L.R Dag No. 804 under L.R. Khatian No. 1308, and land admeasuring **2.29167 Decimals** more or less, comprised of R.S. and L.R Dag No. 788 under L.R. Khatian No. 1308, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, This said Deed was duly registered on the office of D.S.R IV, Recorded in book I, Volume no: 1604-2022 Page No: 400919 to 400947, being no: 13490 for the year of 2022. In the said Development Agreement, the sharing ratio after completion of development has been recorded as 5 % (Owner's Allocation) and 95 % (Developer's Allocation).

- By virtue of a Development Agreement and Development Power of Attorney dated 24th October, 2024, one BANIBRATA MAITI alias BANIBRATA MAITY and SUNANA BARI MAITY appointed **M/s. Aryan** for developing **ALL THAT** piece and parcel of vacant land containing an area of **9.6114 Decimals** out of which land admeasuring **4.80792 Decimal** more or less, comprised of R.S. and L.R Dag No. 788 under L.R. Khatian No. 1468, land **admeasuring 4.81022 Decimals** more or less, comprised of R.S. and L.R Dag No. 769 under L.R. Khatian No. 1469, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, This said Deed was duly registered on the office of D.S.R IV, Recorded in book I, Volume no: 1604-2024 Page No: 340904 to 340934, being no: 11312 for the year of 2024. In the said Development Agreement, the sharing ratio after completion of development has been recorded as 5 % (Owner's Allocation) and 95 % (Developer's Allocation).





- By virtue of a Development Agreement and Development Power of Attorney dated 25th January, 2024, one Sailendra Kishore Bhattacharya and Arpita Bhattacharya appointed **M/s. Aryan** for developing **ALL THAT** piece and parcel of vacant land containing an area of **5.28001 Decimals** comprised of R.S. and L.R Dag No. 784 under L.R. Khatian No. 1303, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, This said Deed was duly registered on the office of D.S.R - V, Recorded in book I, Volume no: 1630-2024 Page No: 6636 to 6677, being no: 00263 for the year of 2024. In the said Development Agreement, the sharing ratio after completion of development has been recorded as 20 % (Owner's Allocation) and 80 % (Developer's Allocation).
- By virtue of a Development Agreement and Development Power of Attorney dated 20th November, 2024, ARYAN TECHNOCON PVT LTD. appointed **M/s. Aryan** for developing **ALL THAT** piece and parcel of vacant land containing an area of **50.42 Decimals**, out of which land admeasuring **15 Decimals** comprised of R.S. and L.R Dag No. 805 under L.R. Khatian No. 55, land admeasuring **5.12 Decimals** comprised of R.S. and L.R Dag No. 831 under L.R. Khatian No. 55, land admeasuring **8.5 Decimals** comprised of R.S. and L.R Dag No. 782 under L.R. Khatian No. 1336, land admeasuring **2.36 Decimals** comprised of R.S. and L.R Dag No. 774 under L.R. Khatian No. 504, land admeasuring **9.98 Decimals** comprised of R.S. and L.R Dag No. 785 under L.R. Khatian No. 504, land admeasuring **2.63 Decimals** comprised of R.S. and L.R Dag No. 786 under L.R. Khatian No. 504, and land admeasuring **6.83 Decimals** comprised of R.S. and L.R Dag No. 809 under L.R. Khatian No. 20, lying and situated at Mouza: Langalberia, P.S: Sonarpur, within the jurisdiction of Langalberia Garm Panchayat, Dist: South 24 Parganas, Pin: 700145, This said Deed was





duly registered on the office of A.R.A IV, Kolkata, Recorded in book I, Volume no: 1904-2024 Page No: 888268 to 888315, being no: 16992 for the year of 2024. In the said Development Agreement, the sharing ratio after completion of development has been recorded as 10 % (Owner's Allocation) and 90 % (Developer's Allocation).

OBSERVATIONS:

- In respect of Dag No: 831, Ownership of Anil Kumar Ghosh was not clear.
- In respect of L.R. Dag No. 859, it is observed that by virtue of Gift Deed No. 4460 of 1981, one Anil Kumar Ghosh gifted 18 decimals of land out of 26 decimals in favour of Athin Kumar Ghosh. Further, by virtue of Gift Deed No. 5616 of 2009, one Narayan Chandra Ghosh gifted 13 decimals of land out of 26 decimals in favour of Raju Ghosh. In view of the aforesaid transactions, the ownership and entitlement of Anil Kumar Ghosh and Narayan Chandra Ghosh in respect of the said Dag appears to be unclear and requires further verification.
- In respect of L.R. Dag No. 781, one Banamali Ghosh is recorded as the absolute owner; however, the corresponding R.S. Porcha relating to the said land is not traceable/found.
- In respect of Dag No. 831, as per Deed of Conveyance No. 7015 of 2018, the present owner purchased 5.1081 decimals of land from Athin Ghosh. In the said deed, it is stated that Athin Ghosh, alias Ahidra Nath Ghosh, became the absolute owner by virtue of a Gift Deed (Deed No. 4460/1981) and a Deed of Conveyance (Deed No. 4535/1998). However, the schedule of the said Gift Deed reflects that Anil Kumar Ghosh gifted 22 decimals of land to Athin Ghosh. Further, in the aforementioned Deed of Conveyance (No. 4535/1998), it is recorded that Athin Ghosh acquired 14 decimals of land from Ajit Kumar Ghosh and others, who inherited the same from their father.



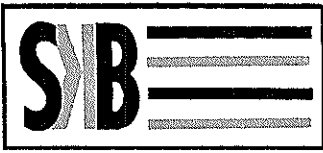


- In respect of Dag No. 791, as per Deed of Conveyance No. 00222 of 2020, Arun Kumar Ghosh, Barun Kumar Ghosh, and Badal Ghosh are stated to be the recorded owners. However, among the documents provided by the owners, only one R.S. Porcha in the name of Arun Kumar Ghosh covering an area of 3 decimals has been produced. The ownership records or supporting documents for the remaining 4 decimals could not be found.
- In respect of Dag No. 809, as per Deed of Conveyance being No. 00332 of 2019, it is stated that Anil Kumar Ghosh was the recorded owner of *ALL THAT* piece and parcel of land measuring 15 decimals. However, the R.S. Porcha has not been provided by the owner.

It is also noted that in the said deed, on page 3, third paragraph, the Dag number is mistakenly written as 806 instead of 809.

- That the classification of land in respect of Dag no: 831 is recorded as Pukur Par.
- That the classification of land in respect of Dag no: 859 is recorded as Shali land.
- That the classification of land in respect of Dag no: 805 is recorded as Pukur.
- That the classification of land in respect of Dag no: 808/904 is recorded as Pukur.
- In respect of Dag No. 859, as per Deed of Conveyance being No. 01708 of 2018, it is stated that Anil Kumar Ghosh, by virtue of Gift Deed No. 4460 of 1981, gifted 13 decimals of land comprised in Dag No. 859 in favour of Athin Kumar Ghosh. However, upon examination of the said Gift Deed, it is recorded that Anil Kumar Ghosh actually gifted 18 decimals of land in the same Dag.
- In respect of Dag No. 805, it is found that the present owner has purchased 14.9806 decimals out of a total of 15 decimals by virtue of two Deeds of Conveyance. The remaining 0.0194 decimals, equivalent





to approximately 8 square feet, is still not in the possession of Aryan Technocon Pvt. Ltd.

- In respect of Dag No: 784, The R.S Parcha in the name of Manarama Dasi relating to the said land is not traceable/found.
- That a Development Agreement and Development Power of Attorney was executed by Sougata Banerjee in favour of ARYAN, being Deed No. 13490 of the year 2022, wherein it is recited that Sougata Banerjee had given development rights over land measuring 2.3792 decimals in L.R. Dag No. 803, land measuring 2.09167 decimals in L.R. Dag No. 804, and land measuring 2.29167 decimals in L.R. Dag No. 788. However, it is observed that prior to execution of the said Development Agreement, Sougata Banerjee had purchased land measuring 1.67979 decimals in L.R. Dag No. 788, land measuring 1.27188 decimals in L.R. Dag No. 804, and land measuring 4.01959 decimals in L.R. Dag No. 803, by virtue of Deed No. 00482 of the year 2019. Hence, the extent of land stated in the Development Agreement does not appear to be consistent with the extent of land actually purchased by him.
- That a Development Agreement and Development Power of Attorney was executed by Banibrata Maiti alias Banibrata Maity and Sunanda Bari Maity in favour of ARYAN, being Deed No. 11312 of the year 2024, wherein it is recited that they had granted development rights over land measuring 4.80792 decimals in L.R. Dag No. 788 and land measuring 4.81022 decimals in L.R. Dag No. 769. However, it is observed that prior to execution of the said Development Agreement, the said Banibrata Maiti alias Banibrata Maity and Sunanda Bari Maity had purchased land measuring 6.16001 decimals in L.R. Dag No. 788 and land measuring 3.45813 decimals in L.R. Dag No. 789, by virtue of Deed No. 00484 of the year 2019. Hence, there appears to be a discrepancy between the land purchased and the land recited in the Development Agreement.





CONCLUSION/OPINION:

- (a) The searches undertaken by us have not disclosed any encumbrances affecting Said Property as per the records available with the concerned registration offices.
- (b) Some of the searches were incomplete due to non-availability of certain records as mentioned in the observations above.
- (c) From the discrepancies noted in the Development Agreements and Development Powers of Attorney, we recommend execution and registration of two (2) Deeds of Declaration before the D.S.R.-IV. This will ensure clarity of title and help avoid any future disputes.
- (d) Subject to the observations made above, it is our opinion that the present owner holds a marketable title, as no entries affecting the title of the property have been found. However, certain errors noted in the Observation paragraphs must be clarified prior to entering into any transaction with the owner.

Accordingly, we hereby certify that the above-mentioned Property is free from all encumbrances, charges, liabilities, lis pendens, and attachments of any kind whatsoever, and the said Property has a clear, free, and marketable title.

Should you desire any further Information and/or clarification, please do revert to us.

Thanking you,

Yours faithfully

SD/-

ANINDITA PANTU

Advocate/Associate

For SKB & Associates

(Solicitor & Advocates)

Encl.: as stated above

Date: 06.09.2025