

*Vivek Nag*  
Advocate  
High Court, Calcutta.

Chamber:  
10, Old Post Office Street,  
Kolkata - 700001.

Date: 06.05.2023

Search Report

Description of the property:-

ALL That piece and parcel of Land admeasuring 150.74 Decimals be the same a little more or less out of which 4.34 Decimals be a little more or less comprised in R.S. & L.R. Dag No. 1020, 5 Decimals be a little more or less comprised in R.S. & L.R. Dag No. 1021, 27 Decimals be a little more or less comprised in R.S. & L.R. Dag No. 1061, 35 Decimals be a little more or less comprised in R.S. & L.R. Dag No. 1062, 22 Decimals be a little more or less comprised in R.S. & L.R. Dag No. 1063, 4 Decimals (as per Development Agreement 5.34 Decimals) be a little more or less comprised in R.S. & L.R. Dag No. 1064, under L.R. Khatian Nos. 3863, 3057, 3576, 3231, 3479, 3640, 3085, 3637, 3653, 3577, 3583, 3584, 3090, 3873, 3874, 3875, 3100, 4229, 3038, 3227, 4230, at **Mouza Chakpanchuria** J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas and land admeasuring 41 Decimals comprised in R.S. & L.R. Dag No. 3914, under L.R. Khatian Nos. 5887, 6944, 5721, 7303, 7096, 7310, 7093, 7095, 7094 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas, District- 24 Parganas (N), within the limits of Patharghata Gram Panchayet.

Present owners of the aforesaid property: -

Amarnath Nirman Pvt. Ltd. Madhu Sultania, Ankit Agarwal, Saharsh Projects Pvt. Ltd., Tellus Properties Pvt. Ltd., Umesh Khemka, Kedarnath Heights Pvt. Ltd., Brijesh Kumar Agarwal, Jaya Mittal alias Jaya Agrawal, Pearl Tree Infrastructure Pvt. Ltd., Sinclair Infrastructure Pvt. Ltd., Sahabuddin Molla, Muslima Khatun, Masud Gazi,

Searches made:

We have caused searching in the records available with the offices of the District Sub-Registrar at North 24 Parganas & Additional District Sub Registrar at Bidhannagar and Rajarhat for the period of 2008- 2023 and Registrar of Assurances at Kolkata for the period of 2008- 2023 as is maintained and made available. Connected entries relating to Present property owner and predecessor-in-title of present owner title found during the search for the related period from 2008 to 2023. List is annexed herewith. We have conducted search in respect of entries relating to flat/s exactly Mouza Chakpanchuria and Patharghata, R.S. & L.R. Dag no. 1061, 1062, 1063, 1064, 1020, 1021 & 3914 for the period of 2008 to 2023. Entries found with Declaration Being no. 8392 of 2018, 18225 of 2022, Mortgage Deed Being no. 10652 of 2018, Release Deed Being no. 11311 of 2022.

The searching report is available as on date of conducting search and the searching index are up to date from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

My report is as follows: -

Whereas one Ishan Chandra Naskar was the absolute recorded owner of all that piece and parcel of land admeasuring 112 Decimals in R.S. Dag no. 1061, R.S. Khatian No. 79 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet.

And whereas said Ishan Chandra Naskar died intestate leaving behind him surviving his two sons namely, Panchanan Naskar and Satish Naskar as his legal heirs and successors.

And whereas said Panchanan Naskar sold, transferred and conveyed a part of his undivided ½ share of the aforesaid land admeasuring 25 Decimals out of 56 Decimals unto and in favour of Laxmi Bala Mondal by a Sale Deed dated 09.11.1984 and the same was duly registered with the office Additional District Sub registrar Bidhannagar and recorded in Book No. I, Being no. 6038 for the year 1984.

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And whereas said Panchanan Naskar died intestate leaving behind him surviving his two sons and three daughters namely, Biren Naskar, Sudhir Naskar, Laxmi Bala Naskar, Sabita Naskar and Basanti Naskar as his legal heirs and successors.

And whereas said Sudhir Naskar, Sabita Naskar sold, transferred and conveyed their undivided share of the aforesaid land admeasuring 12.4 Decimals in R.S. Dag no. 1061, L.R. Khatian No. 943 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Madhu Sultania** by a Sale Deed dated 26.07.2013 and the same was duly registered with the office Additional District Sub registrar Rajarhat and recorded in Book No. I, CD Volume no. 13, Pages 10470 to 10485, Being no. 9150 for the year 2013.

And whereas said Laxmi Bala Mondal had got 30.20 Decimals (31.2) in R.S. Dag no. 1061, L.R. Khatian No. 2515 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet.

And whereas said Laxmi Bala Mondal died intestate leaving behind him surviving his two sons namely, Subhas Mondal and Ram Pada Mondal as his legal heirs and successors..

And whereas said Subhas Mondal sold, transferred and conveyed a part of his undivided share of the said land admeasuring 3 Decimals in R.S. Dag no. 1061, at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of Raju Naskar by a Sale Deed dated 11.09.2013 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 16, Pages 2628 to 2638, Being no. 10875 for the year 2013.

And whereas said Subhas Mondal sold, transferred and conveyed another part of his undivided share of the said land admeasuring 3.10 Decimals in R.S. Dag no. 1061, at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of Raju Naskar by a Sale Deed dated 26.11.2013 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 19, Pages 7881 to 7892, Being no. 13258 for the year 2013.

And whereas said Raju Naskar sold, transferred and conveyed his total said land admeasuring 6.10 Decimals in R.S. Dag no. 1061, L.R. Kri Khatian No. 3062 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Ankit Agrawal** by a Sale Deed dated 22.02.2017 and the same was duly confirmed by Gopal Naskar and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 41398 to 41417, Being no. 01396 for the year 2013.

And whereas said Subhas Mondal sold, transferred and conveyed another part of the said land admeasuring 1 Cottah equivalent to 1.6529 Decimals in R.S. Dag no. 1061, under L.R. Khatian No. 2515 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale deed dated 17.03.2015 and the same was duly confirmed by Gopal Naskar and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 7, Pages 2091 to 2107, Being no. 03517 for the year 2015.

And whereas said Subhas Mondal sold, transferred and conveyed another part of the said land admeasuring 1 Cottah equivalent to 1.6529 Decimals in R.S. Dag no. 1061, under L.R. Khatian No. 2515 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of Prakash Chandra Naskar by a Sale deed dated 02.01.2015 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 1, Pages 208 to 221, Being no. 00018 for the year 2015.

And whereas said Prakash Chandra Naskar sold, transferred and conveyed the said land admeasuring 1 Cottah equivalent to 1.6529 Decimals in R.S. Dag no. 1061, under L.R. Khatian No. 2515 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale deed dated 01.12.2015 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2015, Pages 204239 to 204264, Being no. 12973 for the year 2015.

And whereas said Satish Naskar died intestate leaving behind him surviving his wife and son namely, Bhagawati Naskar and Banamali Naskar as his legal heirs and successors.

And whereas said Bhagawati Naskar and Banamali Naskar sold, transferred and conveyed a part of their share of land admeasuring 4 Decimals out of 56 Decimals in R.S. & L.R. Dag no. 1061, at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of Saraj Baidya and Kanak Baidya by a Sale deed dated 21.02.2013 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 06, Pages 14626 to 14637, Being no. 2243 for the year 2013.

And whereas said Saraj Baidya sold, transferred and conveyed his share of land admeasuring 2 Decimals out of 4 Decimals in R.S. & L.R. Dag no. 1061, Kri Khatian No. 3230 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Tellus Properties Pvt. Ltd.** by a Sale Deed dated 14.03.2017 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 60240 to 60258, Being no. 2023 for the year 2017.

And whereas said Kanak Baidya sold, transferred and conveyed his share of the said land admeasuring 2 Decimals out of 4 Decimals in R.S. Dag no. 1061, under L.R. Kri Khatian No. 3229 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Umesh Khemka** by a Sale Deed dated 14.03.2017 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 59490 to 59508, Being no. 152302024 for the year 2017.

And whereas said Bhagawati Naskar and Banamali Naskar sold, transferred and conveyed another part of their share of land admeasuring 10 Decimals out of 56 Decimals in R.S. & L.R. Dag no. 1061, at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of Sanjay Naskar by a Sale deed dated 05.04.2010 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 06, Pages 3991 to 3999, Being no. 3490 for the year 2010.

And whereas said Biren Naskar sold, transferred and conveyed his share of land admeasuring 3.30 Decimals out of 31 Decimals in R.S. & L.R. Dag no. 1061, at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of Sanjay Naskar by a Sale deed dated 25.10.2010 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 17, Pages 4694 to 4703, Being no. 10653 for the year 2010.

And whereas said Subhas Mondal sold, transferred and conveyed another part of the said land admeasuring 4 Decimals out of 15.6 Decimals in R.S. Dag no. 1061, under L.R. Khatian No. 2515 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of Sanjay Naskar by a Sale Deed dated 16.11.2012 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 19, Pages 15209 to 15220, Being no. 14085 for the year 2012.

And whereas said Sanjay Naskar through his constituted attorney Mintu Naskar duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. IV, Being no. 00276 for the year 2017 sold, transferred and conveyed a part of the said land admeasuring 5 Decimals out of 17.3 Decimals in R.S. Dag no. 1061, under L.R. Kri Khatian No. 2468 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Tellus Properties Pvt. Ltd.** by a Sale Deed dated 17.04.2017 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 86792 to 86814, Being no. 2957 for the year 2017.

And whereas said Sanjay Naskar through his constituted attorney Bhim Naskar duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. IV, Being no. 00275 for the year 2017 sold, transferred and conveyed a part of the said land admeasuring 4 Decimals out of 17.3 Decimals in R.S. Dag no. 1061, under L.R. Kri Khatian No. 2468 & 943 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Tellus Properties Pvt. Ltd.** by a Sale Deed dated 04.05.2017 and the same was duly confirmed by Mritunjoy Naskar and the same was duly registered with the office of

Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 111754 to 111775, Being no. 3864 for the year 2017.

And whereas said Sanjay Naskar through his constituted attorney Jayanta Naskar duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. IV, Being no. 00277 for the year 2017 sold, transferred and conveyed another part of the said land admeasuring 5 Decimals out of 17.3 Decimals in R.S. Dag no. 1061, under L.R. Kri Khatian No. 2468 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Umesh Khemka** by a Sale Deed dated 04.05.2017 and the same was duly confirmed by Mritunjoy Naskar and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 80449 to 80470, Being no. 2784 for the year 2017.

And whereas said Sanjay Naskar sold, transferred and conveyed another part of the said land admeasuring 3.3 Decimals out of 17.3 Decimals in R.S. Dag no. 1061, under L.R. Kri Khatian No. 2468 at Mouza Chakpanchuria J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Umesh Khemka** by a Sale Deed dated 31.03.2017 and the same was duly confirmed by Jayanta Naskar and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 75855 to 75876, Being no. 152302564 for the year 2017.

Whereas one Manmatha Naskar was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 4.32 Decimals in R.S. Dag no. 1020 and land admeasuring 05 Decimals in R.S. Dag no. 1021 at Mouza Chackpanchuria, J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet.

And whereas said Manmatha Naskar died intestate leaving behind him surviving his two sons and three daughters namely, Ajit Kumar Naskar, Adhir Naskar, Arati Mondal (Naskar), Bharati Naskar, Surathi Mondal (Naskar) as his legal heirs and successors.

And whereas said, Arati Mondal (Naskar), Bharati Naskar, Surathi Mondal (Naskar) gifted and transferred their undivided 3/5<sup>th</sup> share of the aforesaid land unto and in favour of Ajit Kumar Naskar, Adhir Naskar by a Gift Deed dated 28.07.2014 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, CD Volume no. 13, Pages 12992 to 13004, Being no. 8572 for the year 2014.

And whereas said Ajit Kumar Naskar, Adhir Naskar sold, transferred and conveyed the said land admeasuring 4.32 Decimals in R.S. Dag no. 1020 and land admeasuring 05 Decimals in R.S. Dag no. 1021 at Mouza Chackpanchuria, J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet unto and in favour of **Amarnath Nirman Pvt. Ltd.** by a Sale Deed dated 08.02.2019 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2019, Pages 66412 to 66436, Being no. 152301647 for the year 2019.

Whereas one Karnadhar Naskar was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 13.67 Decimals in R.S. Dag no. 1062 at Mouza Chackpanchuria, J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas, within the ambit of Patharghata Gram Panchayet.

And whereas said Karnadhar Naskar died intestate leaving behind him surviving his five sons and one daughter namely, **Jeeban Krishna Naskar, Manmatha Naskar, Ratan Chandra Naskar, Lakshmikanta Naskar, Gopinath Naskar and Subhodabala Naskar** as his legal heirs, successors and representatives.

And whereas said Subhodabala Naskar died intestate leaving behind him surviving her five sons and two daughters namely, Sashadhar Naskar, Chintamoni Naskar, Bhutnath Naskar, Sitapada Naskar, Sonapada Naskar, Koushlya Naskar and Tilakabala Mondal as her legal heirs, successors and representatives.

And whereas said Bhutnath Naskar died intestate leaving behind him surviving his wife, two sons and one daughter namely, Malati Naskar, Bholanath Naskar, Kanai Naskar and Ashalata Gayen as his legal heirs, successors and representatives.

And whereas said Sashadhar Naskar died intestate leaving behind him surviving his wife, two sons and two daughters namely, Sushila Naskar, Madan Naskar, Sushanta Naskar, Sandhya Das and Jharna Sardar as his legal heirs, successors and representatives.

And whereas Chintamani Naskar died intestate leaving behind him surviving his wife, three sons and two daughters namely, Niharbala Naskar, Basudeb Naskar, Sukumar Naskar, Santu Naskar, Chhabi Gayen and Krishna Naskar as his legal heirs, successors and representatives.

And whereas Jeeban Krishna Naskar died intestate leaving behind him surviving his wife, two sons and three daughters namely, Sumitra Naskar, Arun Naskar, Bhim Naskar, Saraswati Mondal, Rupdasi Mondal and Bishakha Mondal as his legal heirs, successors and representatives.

And whereas said Malati Naskar, Bholanath Naskar, Kanai Naskar and Ashalata Gayen, Sushila Naskar, Madan Naskar, Sushanta Naskar, Sandhya Das and Jharna Sardar, Niharbala Naskar, Basudeb Naskar, Sukumar Naskar, Santu Naskar, Chhabi Gayen and Krishna Naskar sold, transferred and conveyed their share of land admeasuring 0.99 Decimals in R.S. & L.R. Dag no. 1062, R.S. Khatian No. 78, unto and in favour of **Amarnath Nirman Pvt. Ltd.** and the same was duly conform by Arun Naskar, Bhim Naskar, Rupdasi Mondal and Bishakha Mondal and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2019, Pages 173495 to 173551, Being no. 152304515 for the year 2019.

And whereas said Ratan Chandra Naskar died intestate leaving behind him surviving his one son and six daughters namely, Sambhunath Naskar, Alokabala Mondal, Ranibala Naskar, Rasmoni Mondal, Bhabani Baidya, Shibani Sardar, Anita Mondal as his legal heirs, successors and representatives.

And whereas said Shibani Sardar sold, transferred and conveyed her share of land admeasuring 0.33 Decimals in R.S. & L.R. Dag no. 1062, R.S. Khatian No. 78, unto and in favour of **Amarnath Nirman Pvt. Ltd.** and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2020, Pages 308565 to 308589, Being no. 152307599 for the year 2020.

And whereas said Sumitra Naskar, Saraswati Mondal, Rupdasi Mondal, Bishakha Mondal gifted and transferred their share of land admeasuring 1.84 Decimals in R.S. & L.R. Dag no. 1062 along with other plots of land unto and in favour of Arun Naskar, Bhim Naskar by a Gift Deed dated 14.07.2010 and the same was duly registered with the office of Additional District Sub registrar at Bidhannagar and recorded in Book No. I, CD Volume no. 12, Pages 8417 to 8434, Being no. 7224 for the year 2010.

And whereas said Arun Naskar, Bhim Naskar sold, transferred and conveyed all that the land admeasuring 2.28 Decimals in R.S. & L.R. Dag no. 1062, R.S. Khatian No. 78, L.R. Kri Khatian No. 2525, 2524 unto and in favour of **Amarnath Nirman Pvt. Ltd.** and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2019, Pages 147377 to 147400, Being no. 152303886 for the year 2019.

And whereas said Manmatha Nath Naskar son of Late Karnadhar Naskar died intestate leaving behind him surviving his two sons and three daughters namely, Ajit Kumar Naskar, Adhir Naskar, Arati Mondal, Bharati Naskar, Surathi Mondal as his legal heirs, successors and representatives.

And whereas said Ratan Chandra Naskar son of Late Karnadhar Naskar died intestate leaving behind him surviving his one son and six daughters namely, Sambhu Nath Naskar, Alokabala Mondal, Ranibala Naskar, Rashmoni Mondal, Bhabani Baidya, Shibani Sardar, Anita Mondal as his legal heirs, successors and representatives.

And whereas said Lakshmikanta Naskar son of Late Karnadhar Naskar died intestate leaving behind him surviving his three sons and five daughters namely, Sushil Naskar, Samir Naskar, Sushanta Naskar, Lotika Haldar, Sandhya Mondal, Bimala Das, Annabala Chanda, Gitarani Mondal as his legal heirs, successors and representatives.

And whereas said Gitarani Mondal son of Late Karnadhar Naskar died intestate leaving behind him surviving her husband, two sons and one daughter namely, Baburam Mondal, Biswanath Mondal, Mihir Mondal and Dipa Mondal alias Tagarbala Mondal as her legal heirs, successors and representatives.

And whereas Lotika Haldar, Sandhya Mondal, Bimala Das, Annabala Chanda, Baburam Mondal, Biswanath Mondal, Mihir Mondal and Dipa Mondal alias Tagarbala Mondal gifted and transferred their share of land admeasuring 1.70 Decimals in R.S. Dag no. 1062 along with other plots of land unto and in favour of Sushil Naskar, Samir Naskar, Sushanta Naskar by a Gift Deed dated 16.12.2013 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, CD Volume no. 20, Pages 14391 to 14407, Being no. 14266 for the year 2013.

And whereas said Gopinath Naskar alias Gobinda Naskar son of Late Karnadhar Naskar died intestate leaving behind him surviving his four sons and two daughters namely, Ranjan Naskar,

Nabakumar Naskar, Sudhir Naskar, Rabindranath Naskar, Mira Mondal, Mayarani Mondal as his legal heirs, successors and representatives.

And whereas Mira Mondal, Mayarani Mondal gifted and transferred their share of land admeasuring 0.80 Decimals in R.S. Dag no. 1062 unto and in favour of Ranjan Naskar, Nabakumar Naskar, Sudhir Naskar, Rabindranath Naskar by a Gift Deed dated 25.06.2010 and the same was duly registered with the office of Additional District Sub Registrar at Bidhannagar and recorded in Book No. I, CD Volume no. 11, Pages 3861 to 3879, Being no. 6557 for the year 2010.

And whereas said Ranjan Naskar son of Late Gopinath Naskar died intestate leaving behind him surviving his wife, three sons and one daughter namely, Sarathibala Naskar, Sufal Naskar, Sachin Naskar, Achintya Naskar and Pratima Naskar as his legal heirs, successors and representatives.

And whereas said Nabakumar Naskar son of Late Gopinath Naskar died intestate leaving behind him surviving his wife, and one daughter namely, Taramoni Naskar and Purnima Naskar as his legal heirs, successors and representatives.

And whereas said Jeeban Krishna Naskar son of Late Karnadhar Naskar died intestate leaving behind him surviving his two sons and two daughters namely, Arun Naskar, Bhim Naskar, Rupdasi Mondal and Bishakha Mondal as his legal heirs, successors and representatives.

And whereas said Ajit Kumar Naskar, Adhir Naskar, Arati Mondal, Surati Mondal, Bharati Naskar, Sambhunath Naskar, Sushil Naskar, Samir Naskar, Susanta Naskar, Sudhir Naskar, Rabindranath Naskar, Sarathibala Naskar, Sufal Naskar, Sachin Naskar, Achintya Naskar, Pratima Naskar, Taramoni Naskar, Purnima Mondal sold, transferred and conveyed their share of land admeasuring 7.17 Decimals in R.S. Dag no. 1062 unto and in favour of **Amarnath Nirman Pvt. Ltd.** by a Sale Deed dated 02.04.2019 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Being no. 3884 for the year 2019.

Whereas one Jitendra Nath Naskar was the owner of all that piece and parcel of land admeasuring 14 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 707 by way of inheritance.

And whereas said Jitendra Nath Naskar gifted and transferred the said land admeasuring 14 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 707 unto and in favour of Kalyani Mallick by a Gift Deed dated 23.08.2007 and the same was duly registered with the office of District Sub Registrar II, Barasat and recorded in Book No. I, CD Volume no. 16, Pages 5461 to 5479, Being no. 8286 for the year 2007.

And whereas said Kalyani Mallick sold, transferred and conveyed the said land admeasuring 14 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 707, present L.R. Khatian No. 2532 unto and in favour of **Amarnath Nirman Pvt. Ltd.** by a Sale Deed dated 10.09.2013 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 16, Pages 1578 to 1592, Being no. 152310842 for the year 2013.

And whereas said Sitapada Naskar, Sonapada Naskar, Koushlya Naskar and Tilakabala Mondal, Alokabala Mondal, Ranibala Naskar, Rasmoni Mondal, Bhabani Baidya, Anita Mondal sold, transferred and conveyed their share of land admeasuring 3.24 Decimals in R.S. Dag no. 1062, under R.S. Khatian No. 78, L.R. Kri Khatian No. 711, 2524, 2525 unto and in favour of **Amarnath Nirman Pvt. Ltd.** by a Sale Deed dated 18.04.2019 and the same was duly confirmed by Arun Naskar, Bhim Naskar, Rupadasi Mondal, Bishakha Mondal and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book 33No. I, Volume no. 1523-2019, Pages 173362 to 173407, Being no. 152304516 for the year 2019.

**Whereas** Surya Kumar Naskar, Bhupati Naskar, Motilal Naskar, Harshabardhan Naskar, Dukhram Naskar alias Dukhlal Naskar alias Dulal Naskar were the absolute seized and possessed of all that piece and parcel of land admeasuring 13.67 Decimals in R.S. Dag no. 1062, under R.S. Khatian No. 78 of Mouza Chakpanchuria, J.L. No. 33, R.S. No. 205 ½, Touzi No. 173, P.S. New Town, Dist. North 24 Parganas.

And whereas said Motilal Naskar died intestate as a bachelor leaving behind him surviving his four brothers namely, Surya Kumar Naskar, Bhupati Naskar, Harshabardhan Naskar, Dukhram Naskar alias Dukhlal Naskar alias Dulal Naskar as his legal heirs and successors.

And whereas said Surya Kumar Naskar died intestate leaving behind him surviving his four sons namely, Anil Naskar, Gokul Naskar, Nadu Naskar and Gosta Naskar as his legal heirs and successors.

And whereas said Nadu Naskar died intestate leaving behind him surviving his wife, two sons and one daughter namely, Karuna Naskar, Mather Naskar, Kedar Naskar and Shyamali Naskar as his legal heirs and successors.

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And whereas said Karuna Naskar, Mather Naskar, Kedar Naskar and Shyamali Naskar sold, transferred and conveyed their share of land admeasuring 0.86 Decimals in R.S. Dag no. 1062, under R.S. Khatian No. 78 unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale Deed dated 09.09.2015 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2015, Pages 119331 to 119356, Being no. 152310119 for the year 2015.

And whereas said Dukhiram Naskar alias Dukhlal Naskar alias Dulal Naskar died intestate leaving behind him surviving his four sons and one daughter namely, Ardhendu Naskar, Banamali Naskar, Amal Naskar, Khitish Naskar and Lakhirani Mondal as his legal heirs, successors and representatives.

And whereas said Amal Naskar gifted and transferred his share of land admeasuring 0.55 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 78 unto and in favour of Banamali Naskar by a Sale Deed dated 30.09.2019 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2019, Pages 480705 to 480726, Being no. 152312096 for the year 2019.

And whereas said Khitish Naskar sold, transferred and conveyed his share of land admeasuring 0.86 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 78 unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale Deed dated 09.09.2015 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2015, Pages 119383 to 119406, Being no. 152310121 for the year 2015.

And whereas said Harshabardhan Naskar alias Hassyapada Naskar died intestate leaving behind him surviving his three sons namely, Satish Naskar, Arobinda Naskar and Buddhiswar Naskar as his legal heirs, successors and representatives.

And whereas said Arobinda Naskar, Buddhiswar Naskar, Ardhendu Naskar, Banamali Naskar sold, transferred and conveyed their share of land admeasuring 3.47 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 78 unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale Deed dated 30.09.2019 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2019, Pages 479217 to 479249, Being no. 152312150 for the year 2019.

And whereas said Satish Naskar died intestate leaving behind him surviving his two sons and three daughters namely, Mohan Naskar, Manindra Nath Naskar, Gouri Naskar, Sima Naskar and Uma Naskar as his legal heirs, successors and representatives.

And whereas said Manindra Nath Naskar gifted and transferred his share of land admeasuring 0.18 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 78 unto and in favour of Mohan Naskar by a Sale Deed dated 30.09.2019 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2019, Pages 480922 to 480939, Being no. 152312094 for the year 2019

And whereas said Mohan Naskar, Gouri Naskar, Sima Naskar and Uma Naskar sold, transferred and conveyed their share of land admeasuring 0.91 Decimals in R.S. Dag no. 1062, under L.R. Khatian No. 78 unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale Deed dated 30.09.2019 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2019, Pages 481088 to 481115, Being no. 152312149 for the year 2019.

And whereas said Gokul Naskar died intestate leaving behind him surviving his wife and three sons namely, Saraswati Naskar, Sanyasi Naskar, Sadhu Naskar, Gour Naskar as his legal heirs and successors.

And whereas said Saraswati Naskar, Sanyasi Naskar, Sadhu Naskar, Gour Naskar sold, transferred and conveyed their share of land admeasuring 0.86 Decimals in **R.S. Dag no. 1062**, under L.R. Khatian No. 78 unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale Deed dated 09.09.2015 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2015, Pages 119357 to 119382, Being no. 152310120 for the year 2015.

Whereas Psupati Biswas and Lakshmi Kanta Biswas were the jointly seized and possessed of all that piece and parcel of land admeasuring 7.34 Decimals in **R.S. dag no. 1063** and land admeasuring 1.34 Decimals in **R.S. Dag no. 1064**, under L.R. Khatian No. 962 & 1565 of Mouza Chakpanchuria.

And whereas said Pasupati Biswas died intestate leaving behind him surviving his wife, two sons and three daughters namely, Suboda Biswas Swapan Biswas, Sadhan Biswas, Kalyani Mondal, Mayna Mondal, Bindey Dhara as his legal heirs and successors.

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And whereas said Lakshmi Kanta Biswas died intestate leaving behind him surviving his wife and son namely, Urmila Biswas and Bhim Chandra Biswas as his legal heirs and successors.

And whereas said Suboda Biswas Swapan Biswas, Sadhan Biswas, Kalyani Mondal, Mayna Mondal, Bindey Dhara, Urmila Biswas and Bhim Chandra Biswas sold, transferred and conveyed the said land admeasuring 7.34 Decimals in R.S. dag no. 1063 and land admeasuring 1.34 Decimals in R.S. Dag no. 1064, under L.R. Khatian No. 962 & 1565 of **Mouza Chakpanchuria** unto and in favour of **Kedarnath Heights Pvt. Ltd.** by a Sale Deed dated 18.11.2013 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, CD Volume no. 19, Pages 5390 to 5409, Being no. 13145 for the year 2013.

Whereas one Sarala Naskar was the owner of all that piece and parcel of land admeasuring 1.83 Decimals in **R.S. Dag no. 1063** and land admeasuring 0.33 Decimals in **R.S. Dag no. 1064** at **Mouza Chakpanchuria**.

And whereas said Sarala Naskar died intestate leaving behind him surviving her three sons and five daughters namely, Sushil Naskar, Samir Naskar, Sushanta Naskar, Lotika Haldar, Sandhya Mondal, Bimala Das, Annabala Chanda, Gitarani Mondal as her legal heirs and successors.

And whereas said Gitarani Mondal died intestate leaving behind him surviving her husband, two sons and one daughter namely, Baburam Mondal, Biswanath Mondal, Mihir Mondal and Dipa Mondal alias Tagarbala Mondal as her legal heirs and successors.

And whereas said Sushil Naskar, Samir Naskar, Sushanta Naskar, Lotika Haldar, Sandhya Mondal, Bimala Das, Annabala Chanda, Baburam Mondal, Biswanath Mondal, Mihir Mondal and Dipa Mondal alias Tagarbala Mondal sold, transferred and conveyed the said land admeasuring 1.83 Decimals in R.S. Dag no. 1063 and land admeasuring 0.33 Decimals in R.S. Dag no. 1064 at **Mouza Chakpanchuria** unto and in favour of **Tellus Properties Pvt. Ltd.** and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2020, Pages 281739 to 281785, Being no. 152306849 for the year 2020.

Whereas Sushil Naskar, Samir Naskar, Sushanta Naskar were the joint owners of all that piece and parcel of land admeasuring 5.5 Decimals in R.S. Dag no. 1063 and land admeasuring 1 Decimals in R.S. Dag no. 1064, under L.R. Khatian Nos. 2237, 2238, 2239 at **Mouza Chakpanchuria**.

And whereas said Sushil Naskar, Samir Naskar, Sushanta Naskar sold, transferred and conveyed the said land admeasuring 5.5 Decimals in **R.S. Dag no. 1063** and land admeasuring 1 Decimals in **R.S. Dag no. 1064**, under L.R. Khatian Nos. 2237, 2238, 2239 at **Mouza Chakpanchuria** unto and in favor of **Brijesh Kumar Agrawal** by a Sale Deed dated 05.07.2013 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Being no. 8273 for the year 2013.

Whereas one Netai Biswas was the sole and absolute owner, seized and possessed of all that piece and parcel of land admeasuring 3.67 Decimals in R.S. dag no. 1063, L.R. Khatian No. 864 at Mouza Chakpanchuria.

And whereas said Netai Biswas gifted and transferred the said land admeasuring 3.67 Decimals in R.S. dag no. 1063, L.R. Khatian No. 864 at Mouza Chakpanchuria unto and in favour of Ananda Biswas, Nanda Biswas alias Bibekananda Biswas by a Gift Deed dated 10.11.2008 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, Volume no. 12, Pages 15902 to 15910, Being no. 13205 for the year 2008.

And whereas said Ananda Biswas, Nanda Biswas alias Bibekananda Biswas sold, transferred and conveyed all that the land admeasuring 1.22 Decimals in R.S. dag no. 1063 unto and in favour of Panchanan Biswas alias Panchu Biswas by a Sale Deed dated 18.02.2011 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 4, Pages 1342 to 1359, Being no. 1894 for the year 2011.

*Netai Biswas*



And whereas said Ananda Biswas, Nanda Biswas alias Bibekananda Biswas sold, transferred and conveyed the said land admeasuring 3.67 Decimals in R.S. dag no. 1063, L.R. Khatian No. 864 at Mouza Chakpanchuria unto and in favour of **Brijesh Kumar Agrawal** by a Sale Deed dated 14.11.2014 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 20, Pages 9117 to 9136, Being no. 12533 for the year 2014.

And whereas said Panchanan Biswas alias Panchu Biswas was also a recorded owner of all that piece and parcel of land admeasuring 3.67 Decimals in R.S. Dag no. 1063 and land admeasuring 0.67 Decimals in R.S. Dag no. 1064 and thus he became the owner of the total land admeasuring 4.89 Decimals in R.S. Dag no. 1063 by way of purchase and another part land by porcha.

And whereas said Panchanan Biswas alias Panchu Biswas sold, transferred and conveyed the said land admeasuring 4.89 Decimals in R.S. & L.R. Dag no. 1063 and land admeasuring 0.67 Decimals in R.S. & L.R. Dag no. 1064, under L.R. Kri Khatian No. 948 at Mouza Chakpanchuria unto and in favour of **Jaya Mittal alias Jaya Agrawal** by a Sale Deed dated 05.10.2020 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Volume no. 1523-2020, Pages 280480 to 280502, Being no. 152306848 for the year 2020.

Whereas one Netai Biswas alias Netai Charan Biswas was the owner of all that piece and parcel of land admeasuring 0.67 Decimals in R.S. Dag no. 1064, L.R. Khatian No. 864 in Mouza Chakpanchuria.

And whereas said Netai Biswas alias Netai Charan Biswas died intestate leaving behind him surviving his two sons and four daughters namely, Ananda Biswas, Nanda Biswas, Sachirani Mondal, Lakshmi Bala Mondal, Brinda Naskar and Palani Sardar as his legal heirs and successors.

And whereas said Palani Sardar died intestate leaving behind him surviving her two sons namely, Dipankar Sardar and Mithun Sardar as his legal heirs and successors.

And whereas said Ananda Biswas, Nanda Biswas, Sachirani Mondal, Lakshmi Bala Mondal, Brinda Naskar, Dipankar Sardar and Mithun Sardar sold, transferred and conveyed the said land admeasuring 0.67 Decimals in **R.S. Dag no. 1064**, L.R. Khatian No. 864 in **Mouza Chakpanchuria** unto and in favour of **Brijesh Kumar Agarwal** by a Sale Deed dated 30.11.2017 and the same was duly registered with the office of Additional District Sub Registrar at Rajarhat and recorded in Book No. I, Volume no. 1523-2017, Pages 355172 to 355202, Being no. 152311824 for the year 2017.

Whereas one Hakij Uddin Molla sold, transferred and conveyed of all that piece and parcel of land admeasuring 20.50 Decimals in **C.S. Dag no. 3613**, Khatian No. 1218 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of Netai Chandra Biswas by a Sale Deed dated 26.11.1969 and the same was duly registered with the office of Sub Registrar Cossipore Dum Dum and recorded in Book No. I, volume no. 110, Pages 251 to 253, Being no. 7533 for the year 1969.

And Whereas said Netai Chandra Biswas sold, transferred and conveyed a part of the said land admeasuring 2 Cottah in **C.S. Dag no. 3613**, **R.S. Dag no. 3914** Khatian No. 1218, L.R. Khatian No. 1000 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of Dudh Kumar Sardar by a Sale Deed dated 26.09.2008 and the same was duly registered with the office of Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 11, Pages 17285 to 17396, Being no. 12183 for the year 2008.

And Whereas said Dudh Kumar Sardar sold, transferred and conveyed the said land admeasuring 2 Cottah in **C.S. Dag no. 3613**, **R.S. Dag no. 3914** Khatian No. 1218, L.R. Khatian No. 1000, at present L.R. Khatian No. 4956 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale Deed dated 17.03.2015 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, Being no. 3514 for the year 2015.

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And Whereas said Netai Chandra Biswas sold, transferred and conveyed another part of the said land admeasuring 4 Cottah in **C.S. Dag no. 3613, R.S. Dag no. 3914** Khatian No. 1218, L.R. Khatian No. 1000 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of Ganesh Sardar, Kartick Sardar, Chandu Sardar by a Sale Deed dated 26.09.2008 and the same was duly registered with the office of Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 11, Pages 17708 to 17720, Being no. 12198 for the year 2008.

And Whereas said Ganesh Sardar, Kartick Sardar, Chandu Sardar sold, transferred and conveyed the said land admeasuring 4 Cottah in **C.S. Dag no. 3613, R.S. Dag no. 3914** Khatian No. 1218, L.R. Khatian No. 1000 at present L.R. Khatian No. 4953, 4954, 4955 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Saharsh Projects Pvt. Ltd.** by a Sale Deed dated 17.03.2015 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 7, pages 2016 to 2032, Being no. 3513 for the year 2015.

And Whereas said Netai Chandra Biswas Gifted and transferred another part of the said land admeasuring 10.25 Decimals in **C.S. Dag no. 3613, R.S. Dag no. 3914** Khatian No. 1218, L.R. Khatian No. 1000 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of Ananda Biswas, Bibekananda Biswas by a Sale Deed dated 10.11.2008 and the same was duly registered with the office of Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 12, Pages 15911 to 15920, Being no. 13206 for the year 2008.

And Whereas said Ananda Biswas, Bibekananda Biswas sold, transferred and conveyed the said land admeasuring 10.25 Decimals in **C.S. Dag no. 3613, R.S. Dag no. 3914** Khatian No. 1218, L.R. Khatian No. 1000 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Pearl Tree Infrastructure Pvt. Ltd.** by a Sale Deed dated 20.05.2014 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, CD Volume no. 9, Pages 7258 to 7274, Being no. 5756 for the year 2014.

Whereas one Becharam Mondal was the owner of all that piece and parcel of land admeasuring 20.50 Decimals in **R.S. & L.R. Dag no. 3914** and land admeasuring 2.67 Decimals in **R.S. & L.R. Dag no. 1046** at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas.

And whereas said Becharam Mondal died intestate leaving behind him surviving his son and daughter namely, Nepal Mondal and Madari Devi alias Madari Bala Mondal as his legal heirs and successors.

And whereas said Nepal Mondal died intestate leaving behind him surviving his three sons and two daughters namely, Sonatan Mondal, Lakhai Mondal, Dudh Kumar Mondal, Sandhyarani Mondal and Kalpana Mondal as his legal heirs and successors.

And whereas said Sonatan Mondal, Lakhai Mondal, Dudh Kumar Mondal sold, transferred and conveyed a part of the said land admeasuring 6.15 Decimals in **R.S. & L.R. Dag no. 3914**, under R.S. Khatian No. 1922, L.R. Khatian No. 5242, 5243, 5244 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Sinclair Infrastructure Pvt. Ltd.** by a Sale Deed dated 13.08.2021 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, volume no. 1523-2021, Pages 364006 to 364034, Being no. 152308757 for the year 2021.

And whereas said Kalpana Mondal sold, transferred and conveyed her share of the said land admeasuring 2.05 Decimals in **R.S. & L.R. Dag no. 3914**, under R.S. Khatian No. 1922, L.R. Khatian No. 5246 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Sahabuddin Molla** by a Sale Deed dated 13.08.2021 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, volume no. 1523-2021, Pages 363984 to 364005, Being no. 152308756 for the year 2021.

And whereas said Sandhyarani Mondal sold, transferred and conveyed her share of the said land admeasuring 2.05 Decimals in **R.S. & L.R. Dag no. 3914** and 0.27 Decimals in **R.S. & L.R. Dag no. 1046**, under L.R. Khatian No. 5245 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Sahabuddin Molla** by a Sale Deed dated 13.08.2021 and the same

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was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, volume no. 1523-2021, Pages 118036 to 118055, Being no. 152302628 for the year 2021.

And whereas said Madari Devi alias Madari Bala Mondal sold, transferred and conveyed a part of her share of the said land admeasuring 5.25 Decimals out of 10.25 Decimals in **R.S. & L.R. Dag no. 3914**, under R.S. Khatian No. 1922, L.R. Khatian No. 7076 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Sahabuddin Molla** by a Sale Deed dated 19.06.2020 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, volume no. 1523-2020, Pages 170090 to 170112, Being no. 152303913 for the year 2020.

And whereas said Madari Devi alias Madari Bala Mondal sold, transferred and conveyed another part of her share of the said land admeasuring 3 Decimals out of 10.25 Decimals in **R.S. & L.R. Dag no. 3914**, under R.S. Khatian No. 1922, L.R. Khatian No. 7076 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Muslima Khatun** by a Sale Deed dated 19.06.2020 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, volume no. 1523-2020, Pages 170113 to 170135, Being no. 152303914 for the year 2020.

And whereas said Madari Devi alias Madari Bala Mondal sold, transferred and conveyed another part of her share of the said land admeasuring 2 Decimals out of 10.25 Decimals in **R.S. & L.R. Dag no. 3914**, under R.S. Khatian No. 1922, L.R. Khatian No. 7076 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Muslima Khatun and Masud Gazi** by a Sale Deed dated 10.06.2020 and the same was duly registered with the office of Additional District Sub Registrar Rajarhat and recorded in Book No. I, volume no. 1523-2020, Pages 169929 to 169954, Being no. 152303912 for the year 2020.

Whereas one Anima Biswas was the owner of all that piece and parcel of land admeasuring 6 Decimals in L.R. Dag no. 3915, L.R. Khatian No. 3237 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas.

And whereas said Anima Biswas sold, transferred and conveyed the said land admeasuring 6 Decimals in L.R. Dag no. 3915, L.R. Khatian No. 3237 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Neelkanth Nirman Pvt. Ltd.** by a Sale Deed dated 15.12.2012 and the same was duly registered with the office of Additional Registrar of Assurances II, Kolkata and recorded in Book No. I, CD Volume no. 3, Pages 811 to 825, Being no. 00576 for the year 2013.

Whereas one Dipu Biswas was the owner of all that piece and parcel of land admeasuring 6 Decimals in L.R. Dag no. 3915, L.R. Khatian No. 3236 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas.

And whereas said Dipu Biswas sold, transferred and conveyed the said land admeasuring 6 Decimals in L.R. Dag no. 3915, L.R. Khatian No. 3236 at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas unto and in favour of **Neelkanth Nirman Pvt. Ltd.** by a Sale Deed dated 15.12.2012 and the same was duly registered with the office of Additional Registrar of Assurances II, Kolkata and recorded in Book No. I, CD Volume no. 3, Pages 1137 to 1151, Being no. 00579 for the year 2013.

And whereas said Madhu Sultania entered into a Development Agreement dated 19.02.2018 with Neelkanth Nirman Pvt. Ltd. for the purpose of development and construction a housing complex upon the land admeasuring 12.4 Decimals in R.S. & L.R. Dag No. 1061, under L.R. Khatian No. 3057, at **Mouza Chakpanchuria** J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas and the same was duly registered with the office of Additional Registrar of Assurances IV, Kolkata and recorded in Book No. I, Volume No. 1904-2018, Pages- 91130 to 91180, Being no. 190401653 for the year 2018.

And whereas said Madhu Sultania executed a Development Power of Attorney dated 29.03.2018 and appoint her constituted attorney named Neelkanth Nirman Pvt. Ltd. to act on her behalf and the same was duly registered with the office of Additional Registrar of Assurances IV, Kolkata and recorded in

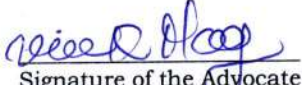
Book No. I, Volume No. 1904-2018, Pages- 148844 to 148867, Being no. 190403393 for the year 2018.

And whereas said Amarnath Nirman Pvt. Ltd., Ankit Agarwal, Saharsh Projects Pvt. Ltd., Tellus Properties Pvt. Ltd., Umesh Khemka, Kedarnath Heights Pvt. Ltd., Brijesh Kumar Agarwal, Jaya Mittal alias Jaya Agrawal, Pearl Tree Infrastructure Pvt. Ltd., Sinclair Infrastructure Pvt. Ltd., Sahabuddin Molla, Muslima Khatun, Masud Gazi entered into a Development Agreement dated 26.03.2022 with Neelkanth Nirman Pvt. Ltd. for the purpose of development and construction a housing complex upon the land admeasuring 139.68 Decimals (*actual measurement 138.34 Decimals*) in R.S. & L.R. Dag No. 1061, 1062, 1063, 1064, 1021, 1020, under L.R. Khatian No. 3653, 3637, 3584, 3583, 3577, 3085, 3576, 3090, 3873, 3874, 3875, 3038, 3227, 3100, 4230, 4229, 3863, at **Mouza Chakpanchuria** J.L. no. 33, Touzi No. 10, P.S. New Town, Dist. North 24 Parganas and at **Mouza Patharghata**, J.L. No. 36, P.S. Rajarhat, Dist. North 24 Parganas and the same was duly registered with the office of Additional Registrar of Assurances IV, Kolkata and recorded in Book No. I, Volume No. 1904-2022, Pages- 391093 to 391148, Being no. 190405514 for the year 2022.

And whereas said Amarnath Nirman Pvt. Ltd., Ankit Agarwal, Saharsh Projects Pvt. Ltd., Tellus Properties Pvt. Ltd., Umesh Khemka, Kedarnath Heights Pvt. Ltd., Brijesh Kumar Agarwal, Jaya Mittal alias Jaya Agrawal, Pearl Tree Infrastructure Pvt. Ltd., Sinclair Infrastructure Pvt. Ltd., Sahabuddin Molla, Muslima Khatun, Masud Gazi executed a Development Power of Attorney dated 26.03.2022 and appoint her constituted attorney named Neelkanth Nirman Pvt. Ltd. to act on her behalf and the same was duly registered with the office of Additional Registrar of Assurances IV, Kolkata and recorded in Book No. I, Volume No. 1904-2018, Pages- 391093 to 391148, Being no. 190405533 for the year 2022.

Certificate:

We hereby certified that the property owners Amarnath Nirman Pvt. Ltd. Madhu Sultania, Ankit Agarwal, Saharsh Projects Pvt. Ltd., Tellus Properties Pvt. Ltd., Umesh Khemka, Kedarnath Heights Pvt. Ltd., Brijesh Kumar Agarwal, Jaya Mittal alias Jaya Agrawal, Pearl Tree Infrastructure Pvt. Ltd., Sinclair Infrastructure Pvt. Ltd., Sahabuddin Molla, Muslima Khatun, Masud Gazi's title appears to be clear and marketable. **Subject to verification of ROC search.**

  
Signature of the Advocate

**MOUZA: CHAKPACHURIA & PATHARGHATA**

**DATE: 04/05/2023**

**A.D.S.R. BIDHANNAGAR (2008 - 2023)**

**A.D.S.R. RAJARHAT (2012 - 2023)**

**D.S.R. I NORTH 24PGS (2008- 2023)**

**D.S.R. II NORTH 24PGS (2008- 2023)**

**D.S.R. III NORTH 24PGS (2014- 2023)**

**A.R.A. I KOLKATA (2008 -2023)**

**A.R.A. II KOLKATA (2008 - 2023)**

**A.R.A. III KOLKATA (2008 - 2023)**

**A.R.A. IV KOLKATA (2015 - 2023)**

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**NAME WISE SEARCH**

2008 = MANY PRIOR DEED FOUND, COPY ATTACH

2009 = NO RECORD FOUND

2010 = MANY PRIOR DEED FOUND, COPY ATTACH

2011 = MANY PRIOR DEED FOUND, COPY ATTACH

2012 = MANY PRIOR DEED FOUND, COPY ATTACH

2013 = MANY PRIOR DEED FOUND, COPY ATTACH

2014 = MANY PRIOR DEED FOUND, COPY ATTACH

2015 = MANY PRIOR DEED FOUND, COPY ATTACH

2016 = NO RECORD FOUND

2017 = MANY PRIOR DEED FOUND, COPY ATTACH

2018 = i) PRIOR DEED FOUND

I-1653, I-3393

ii) LAND DECLARATION DEED FOUND

I-8392

iii) LAND MORTGAGE DEED FOUND

I-10652

iv) FLAT RECORD FOUND

2019 = i) MANY PRIOR DEED FOUND, COPY ATTACH

ii) FLAT RECORD FOUND

2020 = i) MANY PRIOR DEED FOUND, COPY ATTACH

ii) FLAT RECORD FOUND

2021 = i) MANY PRIOR DEED FOUND, COPY ATTACH

ii) FLAT RECORD FOUND

2022 = i) MANY PRIOR DEED FOUND, COPY ATTACH

ii) FLAT RECORD FOUND

iii) LAND DECLARATION DEED FOUND

I-18225

iv) RELEASED DEED FOUND

I-11311

v) PRIOR DEED FOUND

I-5514, I-5533

2023 = FLAT RECORD FOUND

SL NO	REGISTRY OFFICE	BEING NO	MOUZA	DEED DATED
1	ADSR RAJARHAT	9150	CHAKPACHURIA	2013
2	ADSR RAJARHAT	10875	CHAKPACHURIA	2013
3	ADSR RAJARHAT	13258	CHAKPACHURIA	2013
4	ADSR RAJARHAT	1396	CHAKPACHURIA	2013
5	ADSR RAJARHAT	3517	CHAKPACHURIA	2015
6	ADSR RAJARHAT	3914	PATHARGHATA	2020
7	ADSR RAJARHAT	3912	PATHARGHATA	2020
8	ARA II	576	PATHARGHATA	2013
9	ARA II	579	PATHARGHATA	2013
10	ADSR RAJARHAT	18	CHAKPACHURIA	2015
11	ADSR RAJARHAT	12973	CHAKPACHURIA	2015
12	ADSR RAJARHAT	2243	CHAKPACHURIA	2013
13	ADSR RAJARHAT	2023	CHAKPACHURIA	2017
14	ADSR RAJARHAT	2024	CHAKPACHURIA	2017
15	ADSR BIDHANNAGAR	3490	CHAKPACHURIA	2010
16	ADSR BIDHANNAGAR	10653	CHAKPACHURIA	2010
17	ADSR BIDHANNAGAR	14085	CHAKPACHURIA	2012
18	ADSR RAJARHAT	3513	CHAKPACHURIA	2015
19	ADSR BIDHANNAGAR	13206	PATHARGHATA	2008
20	ADSR RAJARHAT	5756	PATHARGHATA	2014
21	ADSR RAJARHAT	8757	PATHARGHATA	2021
22	ADSR RAJARHAT	8756	PATHARGHATA	2021
23	ADSR RAJARHAT	2628	PATHARGHATA	2021
24	ADSR RAJARHAT	3913	PATHARGHATA	2020
25	ADSR RAJARHAT	2957	PATHARGHATA	2017
26	ADSR RAJARHAT	3864	CHAKPACHURIA	2017
27	ADSR RAJARHAT	2784	CHAKPACHURIA	2017
28	ADSR RAJARHAT	2564	CHAKPACHURIA	2017
29	ADSR RAJARHAT	8572	CHAKPACHURIA	2014
30	ADSR RAJARHAT	1647	CHAKPACHUROIA	2019
31	ADSR RAJARHAT	12533	CHAKPACHURIA	2014
32	ADSR RAJARHAT	6848	CHAKPACHURIA	2020
33	ADSR RAJARHAT	11824	CHAKPACHURIA	2017
34	ADSR BIDHANNAGAR	12183	PATHARGHATA	2008
35	ADSR RAJARHAT	3514	PATHARGHATA	2015
36	ADSR BIDHANNAGAR	12198	PATHARGHATA	2008
37	ADSR RAJARHAT	4514	CHAKPACHURIA	2019
38	ADSR RAJARHAT	7599	CHAKPACHURIA	2020
39	ADSR BIDHANNAGAR	7224	CHAKPACHURIA	2010
40	ADSR RAJARHAT	3886	CHAKPACHURIA	2019
41	ADSR RAJARHAT	13145	CHAKPACHURIA	2013
42	ADSR RAJARHAT	6849	CHAKPACHURIA	2020
43	ADSR RAJARHAT	8273	CHAKPACHURIA	2013
44	ADSR BIDHANNAGAR	13205	CHAKPACHURIA	2008
45	ADSR BIDHANNAGAR	1894	CHAKPACHURIA	2011
46	ADSR RAJARHAT	10119	CHAKPACHURIA	2015
47	ADSR RAJARHAT	12096	CHAKPACHURIA	2019
48	ADSR RAJARHAT	10121	CHAKPACHURIA	2015
49	ADSR RAJARHAT	12150	CHAKPACHURIA	2019
50	ADSR RAJARHAT	12094	CHAKPACHURIA	2019
51	ADSR RAJARHAT	12149	CHAKPACHURIA	2019
52	ADSR RAJARHAT	10120	CHAKPACHURIA	2015
53	ADSR RAJARHAT	14266	CHAKPACHURIA	2013
54	ADSR BIDHANNAGAR	6557	CHAKPACHURIA	2010
55	ADSR RAJARHAT	3884	CHAKPACHURIA	2019
56	ADSR RAJARHAT	10842	CHAKPACHURIA	2013
57	ADSR RAJARHAT	4516	CHAKPACHURIA	2019

MD