

# RAJIB GANGULY

Advocate  
HIGH COURT AT CALCUTTA

## CHAMBER :

ROOM NO 3 D , THIRD FLOOR  
DELTA HOUSE  
4, GOVT PLACE (NORTH )  
KOLKATA -700001

(Mob): 8910767790  
9830363551

### REPORT ON TITLE

I. PROJECT:- "SWAYAM CITY PHASE 1B"

DE: 1102: 2024

II. NAME AND ADDRESS OF THE PRESENT OWNER:

- **TRIMLINE DISTRIBUTORS AND MANAGEMENT PVT. LTD.**  
Vishwakarma Building,  
86C, Tops1A Road (S),  
6<sup>th</sup> Floor, South West Block,  
Kolkata- 700046.
- **BHATTER INFRASTRUCTURE PVT. LTD.**  
14/1, Paul Mansion,  
1<sup>st</sup> Floor,  
6, Bishop Lefroy Road,  
Kolkata- 700020.

III. NAME AND ADDRESS OF THE DEVELOPER:

**NEW AGE NIRMAN LLP.**  
103, Niharika,  
17/1C, Alipore Road,  
Kolkata- 700027.

IV. DESCRIPTION OF THE PROPERTY:

**ALL THAT** a piece and parcel of land admeasuring 201.51 Decimals be the same little more or less out of which land admeasuring 19.95 Decimals in R.S. Dag No. 219 corresponding to L.R. Dag No. 224, land admeasuring 5.99 Decimals in R.S. Dag No. 226 corresponding to L.R. Dag No. 231, land admeasuring 12.56 Decimals in R.S. Dag No. 229 corresponding to L.R. Dag No. 234, land admeasuring 43.18 Decimals in R.S. Dag No. 230 corresponding to L.R. Dag No. 235, land admeasuring 3.95 Decimals in R.S. Dag No. 231 corresponding to L.R. Dag No. 236, land admeasuring 4 Decimals in R.S. Dag No. 232 corresponding to L.R. Dag No. 237, land admeasuring 33.95 Decimals in R.S. Dag No. 233 corresponding to L.R. Dag No. 238, land admeasuring 19.91 Decimals in R.S. Dag No. 234 corresponding to L.R. Dag No. 239, land admeasuring 12.62 Decimals in R.S. Dag No. 235 corresponding to L.R. Dag No. 240, land admeasuring 10 Decimals in R.S. Dag No. 236 corresponding to L.R. Dag No. 241, land admeasuring 35.40 Decimals in R.S. Dag No. 238 corresponding to L.R. Dag No. 243, under R.S. Khatian Nos. 524, 91, 277, 225, 426, 1059, 1370, 295, 555, 831, 1042, 97, 226, 192, 370 & 185, L.R. Khatian Nos. 2206, 1365, 1141, 1015, 947, 786, 131, 1127, 314, 689, 197, 220, 392, 2325 & 2326, New L.R. Khatian no. 3026 & 3055, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

RAJIB GANGULY

Advocate  
High Court, Calcutta  
Enrolment No- WB/1247/1999

**V. DOCUMENTS PERUSED:**

1. Photocopy of Sale Deed dated 06.08.1948 between Dasu Rani Gayen and Sasibhushan Sardar, Being no. 2648 for the year 1948
2. Photocopy of certified copy of Sale Deed dated 02.11.1970 between Surabala Rang, Rani Bala Rang, Sishubala Mondal, Poribala Mondal, and Deddar Ali Safui duly registered with the office of Sub Registrar of Bishnupur and recorded in Book No. 1, Volume no. 92, Pages- 195 to 197, Being no. 9437 for the year 1970.
3. Photocopy of certified copy of Sale Deed dated 06.06.1973 between legal heirs of said Manik Chandra Rang and Saifan Bibi duly registered with the office of Sub Registrar of Bishnupur and recorded in Book No. I, Volume No. 65, Pages- 229 to 232, Being no. 6051 for the year 1973.
4. Photocopy of Sale Deed dated 07.10.1974 between Nagendra Nath Rong and Dulal Chandra Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 12864 for the year 1974.
5. Photocopy of Sale Deed dated 29.03.1975 between Deddar Ali Safui, Saifan Bibi and Dulal Chandra Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 4369 for the year 1975.
6. Photocopy of Sale Deed dated 05.07.1975 between Yar Ali Molla and Anwar Ali Molla and Ahladi Bibi, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 97, Pages- 101 to 104, Being no. 9432 for the year 1975.
7. Photocopy of Sale Deed dated 09.02.1976 between Nagendra Nath Rong and Dulal Chandra Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 1260 for the year 1976.
8. Photocopy of Sale Deed dated 25.02.1978 between Deddar Ali Safui, Saifan Bibi and Dulal Chandra Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 26, Pages- 89 to 93, Being no. 1217 for the year 1978.
9. Photocopy of certified copy of Sale Deed dated 19.03.1979 between Nagendra Nath Rong and Sahalam Mondal, Sahajahan Mondal and Rustam Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 29, Pages- 274 to 275, Being no. 1870 for the year 1979.
10. Photocopy of Sale Deed dated 30.07.1980 between Nagendra Nath Rong and Sahalam Mondal, Sahajahan Mondal and Rustam Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 61, Pages- 04 to 06, Being no. 5282 for the year 1980.
11. Photocopy of certified copy of Sale Deed dated 11.03.1981 between Anarbanu Bibi and Oli Mohammed Gharami, Golam Mohammad Gharami, duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 30, Pages- 131 to 135, Being no. 1935 for the year 1981.
12. Photocopy of certified copy of Sale Deed dated 22.12.1982 between Kuddus Ali Molla and Abu Hossain Molla, Chehebanu Bibi, Ahad Ali Molla and Ismail Molla duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Being no.9285 for the year 1982.
13. Photocopy of Sale Deed dated 26.07.1982 between Jamila Bibi, Sahalam Mondal, Sahajahan Mondal, Safera Bibi and Rahima Bibi and Ansar Ali Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 73, Pages- 209 to 212, Being no. 6257 for the year 1982.
14. Photocopy of Sale Deed dated 04.04.1983 between Kuddus Ali Molla and Mor Salim Gharami and Mostakin Gharami, duly registered with the office of

- Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 54, Being no. 3672 for the year 1983.
15. Photocopy of Sale Deed dated 28.11.1990 between Duranta Kumar Rang, Jayanta Kumar Rang, Prasanta Kumar Rang and Sudam Chandra Kha, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 79, Pages- 73 to 78, Being no. 6223 for the year 1990.
  16. Photocopy of certified copy of Sale Deed dated 02.03.1990 between Sahadali Molla and others and Surendra Nath Sarkar, Lakshman Sardar and Bharat Sardar, duly registered with the office of Sub Registrar Bishnupur and recorded in Book No. I, Being no. 2399 for the year 1990.
  17. Photocopy of Sale Deed dated 29.09.1992 between Abu Hossain Molla, Chehebanu Bibi and Balai Mondal, Charan Mondal, Rupchand Mondal, Kanai Mondal, duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 61, Pages- 163 to 168, Being no. 6147 for the year 1992.
  18. Photocopy of Sale Deed dated 30.09.1992 between Ahad Ali Molla and Ismail Molla and Balai Mondal, Charan Mondal, Rupchand Mondal, Kanai Mondal, duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 63, Pages- 181 to 188, Being no. 6169 for the year 1992.
  19. Photocopy of Sale Deed dated 29.09.1992 between Abu Hossain Molla and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal, duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 61, Pages- 169 to 174, Being no. 6148 for the year 1992.
  20. Photocopy of Sale Deed dated 26.10.1994 between Akbar Ali Gharami and Lakshman Chandra Sardar and Bharat Chandra Sardar, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 46, Pages- 169 to 172, Being no. 4395 for the year 1994.
  21. Photocopy of Sale Deed dated 20.09.1996 between Upendra Nath Ganguly, Anil Ganguly, Bhupendra Ganguly, Sabitri Ganguly and Sachidanand Mondal and Nityanand Mondal duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I. Being no. 2866 for the year 1996.
  22. Photocopy of Sale Deed dated 06.01.2005 between Ahladi Bibi and Joyotu Land Development Pvt. Ltd., duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 528 for the year 2007.
  23. Photocopy of Sale Deed dated 21.06.2006 between Firoz Ali Molla and M/s. Desire Agro Resorts Development Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, Being no. 3632 for the year 2008.
  24. Photocopy of Sale Deed dated 26.07.2006 between Gafur Ali Gharani and Joyotu Land Development Pvt. Ltd., duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 10, Pages- 143 to 148, Being no. 552 for the year 2007.
  25. Photocopy of Sale Deed dated 14.09.2006 between Ansar Ali Mondal and Joyotu Land Development Pvt. Ltd., duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 10, Pages- 137 to 142, Being no. 551 for the year 2007.
  26. Photocopy of General Power of Attorney dated 22.11.2006 executed by Lakshman Chandra Sardar, Bharat Chandra Sardar in favour of Hemanta Nandi and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. IV, Volume no. 101, Pages- 211-216, Being no. 5913 for the year 2006.

RAJIB GANGULY

  
Associate  
High Court, Calcutta  
Enrolment No- WB/1247/1999

27. Photocopy of Sale Deed dated 25.06.2007 between Lakshman Chandra Sardar and Bharat Chandra Sardar and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 3015 to 3034, Being no. 9713 for the year 2009.
28. Photocopy of Sale Deed dated 25.06.2007 between Joyotu Land Development Pvt. Ltd. and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 2927 to 2943, Being no. 9708 for the year 2009.
29. Photocopy of Sale Deed dated 25.06.2007 between Joyotu Land Development Pvt. Ltd. and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 1, Pages- 1 to 14, Being no. 8698 for the year 2007.
30. Photocopy of Sale Deed dated 25.06.2007 between Joyotu Land Development Pvt. Ltd. and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 2944 to 2962, Being no. 9709 for the year 2009.
31. Photocopy of General Power of Attorney dated 13.07.2007 executed by Suren Sardar alias Surendra Nath Sardar in favour of Hemanta Nandy duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. IV, Being no. 3895 for the year 2007.
32. Photocopy of Sale Deed dated 04.02.2008 between Suren Sardar alias Surendra Nath Sardar and Joyotu Land Development Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 5, Pages- 2774 to 2784, Being no. 605 for the year 2008.
33. Photocopy of Sale Deed dated 04.02.2008 between Charan Mondal alias Charan Chandra Mondal & Ors and Joyotu Land Development Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 5, Pages- 2812 to 2826, Being no. 607 for the year 2008.
34. Photocopy of Sale Deed dated 26.08.2008 between Balai Mondal and M/s. Paharpur Cooling Towers Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 12, Pages- 118 to 155, Being no. 3680 for the year 2008.
35. Photocopy of Sale Deed dated 05.08.2008 between Rupchand Mondal, Kanai Mondal and M/s. Paharpur Cooling Towers Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 9, Pages- 3562 to 3596, Being no. 3107 for the year 2008.
36. Photocopy of General Power of Attorney dated 08.06.2010 executed by Mor Salim Gharami and Mostakin Gharami in favour of Majaffar Molla, Being no. 3401 for the year 2008.
37. Photocopy of Sale Deed dated 22.12.2010 between Mor Salim Gharami and Mostakin Gharami and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 32, Pages- 2874 to 2892, Being no. 9426 for the year 2010.
38. Photocopy of Sale Deed dated 17.08.2010 between Sudam Chandra Kha and Trimline Distributors & Management Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 22, Pages- 5335 to 5350, Being no. 6558 for the year 2010.
39. Photocopy of Sale Deed dated 17.09.2010 between Joyotu Land Development Pvt. Ltd. and Trimline Distributors & Management Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 5622 to 5644, Being no. 9080 for the year 2010.

RAJIB GANGULY



Advocate

High Court, Calcutta

Enrolment No- WB/1247/1999

40. Photocopy of Sale Deed dated 10.03.2010 between Monohara Bewa, Abdul Haque and Sanowara Khatoon and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 7, Pages- 670 to 685, Being no. 1783 for the year 2010.
41. Photocopy of Sale Deed dated 17.09.2010 between Joyotu Land Development Pvt. Ltd. and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 22, Pages- 5968 to 5999, Being no. 9084 for the year 2010.
42. Photocopy of General Power of Attorney dated 01.06.2010 executed by Prafulla Sardar in favour of Abdul Matin Molla duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. IV, CD Volume No. 4, Pages- 7967 to 7977, Being no. 3285 for the year 2010.
43. Photocopy of Sale Deed dated 20.06.2011 between Prafulla Sardar and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume no. 15, Pages- 5129 to 5142, Being no. 4598 for the year 2011.
44. Photocopy of Sale Deed dated 13.09.2011 between M/s. Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2569 to 2584, Being no. 6985 for the year 2011.
45. Photocopy of Sale Deed dated 13.09.2011 between M/s. Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2925 to 2940, Being no. 7006 for the year 2011.
46. Photocopy of Sale Deed dated 25.11.2011 between Lakshman Chandra Sardar and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Being no. 6384 for the year 2011.
47. Photocopy of Sale Deed dated 02.07.2011 between M/s. Desire Agro Resorts Development Pvt. Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume No. 19, Pages- 5208 to 5221, Being no. 5894 for the year 2011.
48. Photocopy of Sale Deed dated 13.09.2011 between M/s. Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2585 to 2599, Being no. 6986 for the year 2011.
49. Photocopy of Sale Deed dated 13.09.2011 between M/s. Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2629 to 2645, Being no. 6989 for the year 2011.
50. Photocopy of Sale Deed dated 25.01.2011 between Ratikanta Mondal, Sushanta Mondal, Kalpana Panja, Jyotsna Bar and Bibhasan Mondal & Ors and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 2, Pages- 5302 to 5321, Being no. 590 for the year 2011.
51. Photocopy of Sale Deed dated 09.02.2011 between Sandhya Rani Mondal, Ramanada Mondal, Swarup Mondal, Sulata Das and Sujata Kanji & Ors and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 4, Pages- 510 to 527, Being no. 917 for the year 2011.
52. Photocopy of Sale Deed dated 25.11.2011 between Lakshman Chandra Sardar and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 23, Pages- 4109 to 4124, Being no. 6385 for the year 2011.
53. Photocopy of Sale Deed dated 08.07.2011 between Sachidanand Mondal and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub

- Registrar Alipore and recorded in Book No. I, CD Volume no. 17, Pages- 3166 to 3179, Being no. 5177 for the year 2011.
54. Photocopy of Sale Deed dated 08.07.2011 between Nityanand Mondal and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 17, Pages- 3180 to 3193, Being no. 5178 for the year 2011.
  55. Photocopy of Sale Deed dated 21.05.2012 between Ahad Ali Molla and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 14, Pages- 1400 to 1413, Being no. 4156 for the year 2012.
  56. Photocopy of General Power of Attorney dated 11.06.2012 executed by Noor Ali Gharami in favour of Nazrul Molla and Khokan Ali Molla, duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. IV, Being no. 00214 for the year 2012.
  57. Photocopy of Sale Deed dated 28.08.2012 between Noor Ali Gharami and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 22, Pages- 4663 to 4678, Being no. 6956 for the year 2012.
  58. Photocopy of Sale Deed dated 29.02.2012 between Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar and Anjali Naskar, Kalpana Mondal, Pritom Mondal, Joyasree Naskar and Anusree Pal and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, CD Volume No. 5, Pages- 1960 to 1979, Being no. 1420 for the year 2012.
  59. Photocopy of Sale Deed dated 29.02.2012 between Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar and Anjali Naskar, Kalpana Mondal, Pritom Mondal, Joyasree Naskar and Anusree Pal and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, CD Volume No. 5, Pages- 1980 to 1999, Being no. 1421 for the year 2012.
  60. Photocopy of Sale Deed dated 29.02.2012 between Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar, Anjali Naskar, Kalpana Mondal, Pritam Mondal, Joyasree Naskar and Anusree Pal and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 5, Pages- 2020 to 2039, Being no. 1422 for the year 2012.
  61. Photocopy of Sale Deed dated 29.02.2012 between Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar, Anjali Naskar, Kalpana Mondal, Pritam Mondal, Joyasree Naskar and Anusree Pal and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 5, Pages- 2060 to 2079, Being no. 1416 for the year 2012.
  62. Photocopy of Development Agreement dated 09.05.2016 between Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., M/s. Kailashdham Commercial Pvt. Ltd. and New Age Nirman LLP duly registered with the office of Additional Registrar of Assurances I Kolkata and recorded in Book No. I, Volume No. 1901-2016, Pages 125973 to 126077, Being No. 190103685 for the year 2016.
  63. Photocopy of Power of Attorney dated 14.05.2016 executed by Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., M/s. Kailashdham Commercial Pvt. Ltd. in favour of New Age Nirman LLP duly registered with the office of Additional Registrar of Assurances III Kolkata and recorded in Book No. IV, Volume No. 1903-2016, Pages 77189 to 77234, Being No. 190303209 for the year 2016.
  64. Photocopy of Conversion Certificate.
  65. Photocopy of R.S. Porchas.
  66. Photocopy of L.R. Porcha.

RAJIB GANGULY

Advocate  
High Court, Calcutta  
Enrolment No- WB/1247/1999

- 67. Photocopy of Khajna Dakhila.
- 68. Photocopy of Court search receipt.
- 69. Photocopy of MOA of Trimline Distributors and Management Pvt. Ltd.
- 70. Photocopy of MOA of Bhattar Infrastructure Pvt. Ltd.
- 71. Draft Agreement for Sale.

#### **VI. DEVOLUTION OF TITLE:**

##### **R.S. Dag no. 219**

Whereas One Dinu Mondal was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 52 Decimals (Sataks) in R.S. Dag no. 219 along with other plots of land of Sali land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas by two Sale Deeds dated 08.09.1958 and 01.12.1958 said Dinu Mondal sold, transferred and conveyed of all that piece and parcel of land admeasuring 34 Sataks in R.S. Dag no. 219 unto and in favour of Manik Chandra Rang, Being Nos. 7058 and 8489.

And whereas said Manik Chandra Rang died intestate leaving behind him surviving his two wives and four daughters as his legal heirs and successors.

And whereas only four legal heirs of said Manik Chandra Rang sold, transferred and conveyed their undivided share of land unto and in favour of Deddar Ali Safui by a Sale Deed dated 02.11.1970 and the same was duly registered with the office of Sub Registrar of Bishnupur and recorded in Book No. 1, Volume no. 92, Pages- 195 to 197, Being no. 9437 for the year 1970.

And whereas another legal heirs of said Manik Chandra Rang sold, transferred and conveyed her undivided share of land unto and in favour of Saifan Bibi by a Sale Deed dated 06.06.1973 and the same was duly registered with the office of Sub Registrar of Bishnupur and recorded in Book No. 1, Volume No. 65, Pages- 229 to 232, Being no. 6051 for the year 1973.

And Whereas one Deddar Ali Safui, Saifan Bibi sold, transferred and conveyed the of all that piece and parcel of land admeasuring 4.17 Decimals (Sataks) in R.S. Dag no. 219 along with other plots of land of Sali land, under Khatian No. 524 lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Dulal Chandra Mondal, by a registered Sale Deed dated 29.03.1975 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 4369 for the year 1975.

And Whereas said Deddar Ali Safui, Saifan Bibi sold, transferred and conveyed the of all that piece and parcel of land admeasuring 20.65 Decimals (Sataks) in R.S. Dag no. 219 along with other plots of land of Sali land, under Khatian No. 524 lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Dulal Chandra Mondal, by another registered Sale Deed dated 25.02.1978 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 26, Pages- 89 to 93, Being no. 1217 for the year 1978.

And whereas said Dulal Chandra Mondal died intestate on 08.08.2001 leaving behind him surviving his wife, three sons and three daughters namely, Lakshmi

Bala Mondal, Ghanashyam Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar and Anjali Naskar as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Dulal Chandra Mondal by way of inheritance.

And whereas said Ghanashyam Mondal, son of Late Dulal Chandra Mondal died intestate on 10.09.2003 leaving behind him surviving his wife, one son and two daughters namely, Kalpana Mondal, Pritom Mondal, Joyasree Naskar and Anusree Pal as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Ghanashyam Mondal by way of inheritance.

And Whereas said Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar and Anjali Naskar, Kalpana Mondal, Pritom Mondal, Joyasree Naskar and Anusree Pal sold, transferred and conveyed another part of the said land admeasuring 10 Decimals (Sataks) out of 24.82 Decimals in R.S. Dag no. 219 of Sali land, under Khatian No. 524 lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 29.02.2012 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, CD Volume No. 5, Pages- 1960 to 1979, Being no. 1420 for the year 2012.

And Whereas said Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar and Anjali Naskar, Kalpana Mondal, Pritom Mondal, Joyasree Naskar and Anusree Pal sold, transferred and conveyed another part of the said land admeasuring 14.82 Decimals (Sataks) out of 24.82 Decimals in R.S. Dag no. 219 of Sali land, under Khatian No. 524 lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 29.02.2012 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, CD Volume No. 5, Pages- 1980 to 1999, Being no. 1421 for the year 2012.

Whereas Duranta Kumar Rang, Jayanta Kumar Rang, Prasanta Kumar Rang were the joint owners, seized and possessed of all that piece and parcel of land admeasuring 7 Decimals (Sataks) in R.S. Dag no. 219 of Sali land, totaling 12 Decimals in two Dags, under R.S. Khatian No. 524, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas said Duranta Kumar Rang, Jayanta Kumar Rang, Prasanta Kumar Rang sold, transferred and conveyed the said land admeasuring 7 Decimals (Sataks) in R.S. Dag no. 219 along with other plots of Sali land, under R.S. Khatian No. 524, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Sudam Chandra Kha, by a registered Sale Deed dated 28.11.1990 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 79, Pages- 73 to 78, Being no. 6223 for the year 1990.

And whereas said Sudam Chandra Kha sold, transferred and conveyed the said land admeasuring 7 Decimals (Sataks) in R.S. Dag no. 219 corresponding to L.R. Dag No. 224 of Sali land, along with other plots of under L.R. Khatian No. 2206, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors & Management Pvt. Ltd., by a registered Sale Deed dated 17.08.2010 and the same was duly registered with the



office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 22, Pages- 5335 to 5350, Being no. 6558 for the year 2010.

And whereas said Trimline Distributors & Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 7 Decimals in R.S. Dag no. 219 corresponding to L.R. Dag No. 224 of Sali land, under L.R. Khatian No. 2206, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 24.82 Decimals in R.S. Dag no. 219 corresponding to L.R. Dag No. 224 of Sali land, under Khatian No. 524, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

#### **R.S. Dag no. 226**

Whereas one Suren Sardar alias Surendra Nath Sardar was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 4.66 Decimals (Sataks) in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under L.R. Khatian No. 1365, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas said Suren Sardar alias Surendra Nath Sardar sold, transferred and conveyed the said land admeasuring 4.66 Decimals (Sataks) in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under L.R. Khatian No. 1365, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Joyotu Land Development Pvt. Ltd., by a registered Sale Deed dated 04.02.2008 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 5, Pages- 2774 to 2784, Being no. 605 for the year 2008.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 4.66 Decimals (Sataks) in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under L.R. Khatian No. 1365, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors & Management Pvt. Ltd., by a registered Sale Deed dated 17.09.2010 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 5622 to 5644, Being no. 9080 for the year 2010.

Whereas one Lakshman Chandra Sardar was the recorded owner, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under L.R. Khatian No. 1141, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas said Lakshman Chandra Sardar sold, transferred and conveyed the said land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under L.R. Khatian No. 1141, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14,

Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 25.11.2011 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Being no. 6384 for the year 2011.

Whereas one Prafulla Sardar was the recorded owner, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under R.S. Khatian No. 91, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas said Prafulla Sardar sold, transferred and conveyed the said land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under R.S. Khatian No. 91, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 20.06.2011 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume no. 15, Pages- 5129 to 5142, Being no. 4598 for the year 2011.

And whereas said Trimline Distributors & Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 4.66 Decimals in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under L.R. Khatian No. 1365, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 7 Decimals in R.S. Dag no. 226 corresponding to L.R. Dag No. 231 of Sali land, under Khatian No. 91, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

**R.S. Dag no. 229**

Whereas one Anarbanu Bibi was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 36.5 Decimals (Sataks) in R.S. Dag no. 229 of Sali land, under L.R. Khatian No. 277, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by way of a Sale Deed.

And Whereas said Anarbanu Bibi sold, transferred and conveyed the said land admeasuring 36.5 Decimals (Sataks) in R.S. Dag no. 229 of Sali land, under L.R. Khatian No. 277, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Oli Mohammed Gharami and Golam Mohammad Gharami, by a registered Sale Deed dated 11.03.1981 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 30, Pages- 131 to 135, Being no. 1935 for the year 1981.

And whereas said Oli Mohammed Gharami died intestate leaving behind him surviving his wife, son and daughter namely, Monohara Bewa, Abdul Haque and Sanowara Khatoon as his legal heirs, successors and representatives and thus they

RAJIB GANGULY

became the joint owners of the said estates left by said Oli Mohammed Gharami by way of inheritance.

And whereas said Monohara Bewa, Abdul Haque and Sanowara Khatoon sold, transferred and conveyed undivided their share of said land admeasuring 18.25 Decimals (Sataks) in R.S. Dag no. 229, under R.S. Khatian No. 277, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 10.03.2010 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 7, Pages- 670 to 685, Being no. 1783 for the year 2010.

And whereas said Trimline Distributors & Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 18.25 Decimals (Sataks) in R.S. Dag no. 229, under R.S. Khatian No. 277, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

#### **R.S. Dag no. 230**

Whereas one Kuddus Ali Molla sold, transferred and conveyed of all that piece and parcel of land admeasuring 17 Decimals (Sataks) in R.S. Dag no. 230, under R.S. Khatian No. 22, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Mor Salim Gharami and Mostakin Gharami, by a registered Sale Deed dated 04.04.1983 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 54, Being no. 3672 for the year 1983.

And whereas said Mor Salim Gharami and Mostakin Gharami sold, transferred and conveyed the said land admeasuring 17 Decimals (Sataks) in R.S. Dag no. 230 corresponding to L.R. Dag No. 235, under L.R. Khatian No. 1015, 947, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 22.12.2010 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 32, Pages- 2874 to 2892, Being no. 9426 for the year 2010.

Whereas Abu Hossain Molla, Chehebanu Bibi, Ahad Ali Molla and Ismail Molla were the joint owners, seized and possessed of all that piece and parcel of land admeasuring 34 Decimals (Sataks) in R.S. Dag no. 230 of Sali land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by way of a Sale Deed dated 22.12.1982 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Being no.9285 for the year 1982 from one Kuddus Ali Molla.

And whereas said Abu Hossain Molla, Chehebanu Bibi sold, transferred and conveyed of their share of land admeasuring 17 Decimals (Sataks) out of 34 Decimals in R.S. Dag no. 230, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Balai Mondal, Charan Mondal, Rupchand Mondal, Kanai Mondal, by a registered Sale Deed dated 29.09.1992 and the same was duly

registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 61, Pages- 163 to 168, Being no. 6147 for the year 1992.

And whereas said Ahad Ali Molla and Ismail Molla sold, transferred and conveyed of their share of land admeasuring 17 Decimals (Sataks) out of 34 Decimals in R.S. Dag no. 230, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Balai Mondal, Charan Mondal, Rupchand Mondal, Kanai Mondal, by a registered Sale Deed dated 30.09.1992 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 63, Pages- 181 to 188, Being no. 6169 for the year 1992.

And whereas said Balai Mondal sold, transferred and conveyed of his share of land admeasuring 8.5 Decimals (Sataks) out of 34 Decimals in R.S. Dag no. 230, along with other plots of land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of M/s. Paharpur Cooling Towers Ltd., by a registered Sale Deed dated 26.08.2008 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 12, Pages- 118 to 155, Being no. 3680 for the year 2008.

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed the said land admeasuring 8.5 Decimals (Sataks) out of 34 Decimals in R.S. Dag no. 230, along with other plots of land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 13.09.2011 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2629 to 2645, Being no. 6989 for the year 2011.

And whereas said Rupchand Mondal, Kanai Mondal sold, transferred and conveyed of his share of land admeasuring 17 Decimals (Sataks) out of 34 Decimals in R.S. Dag no. 230, along with other plots of land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of M/s. Paharpur Cooling Towers Ltd., by a registered Sale Deed dated 05.08.2008 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 9, Pages- 3562 to 3596, Being no. 3107 for the year 2008.

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed a part of the said land admeasuring 8.5 Decimals (Sataks) out of 17 Decimals in R.S. Dag no. 230, along with other plots of land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 13.09.2011 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2569 to 2584, Being no. 6985 for the year 2011.

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed another part of the said land admeasuring 8.5 Decimals (Sataks) out of 17 Decimals in R.S. Dag no. 230, along with other plots of land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure

Pvt. Ltd., by a registered Sale Deed dated 13.09.2011 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2925 to 2940, Being no. 7006 for the year 2011.

And whereas said Charan Mondal alias Charan Chandra Mondal & Ors sold, transferred and conveyed of his share of land admeasuring 8.5 Decimals (Sataks) out of 34 Decimals in R.S. Dag no. 230, along with other plots of land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Joyotu Land Development Pvt. Ltd., by a registered Sale Deed dated 04.02.2008 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 5, Pages- 2812 to 2826, Being no. 607 for the year 2008.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 8.5 Decimals (Sataks) out of 34 Decimals in R.S. Dag no. 230, along with other plots of land, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 17.09.2010 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 22, Pages- 5968 to 5999, Being no. 9084 for the year 2010.

And whereas said Trimline Distributors & Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 25.5 Decimals in R.S. Dag no. 230 corresponding to L.R. Dag No. 235, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 25.5 Decimals in R.S. Dag no. 230 corresponding to L.R. Dag No. 235, under R.S. Khatian No. 225, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

#### **R.S. Dag no. 231 & 232**

Whereas one Firoz Ali Molla was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 231 and 4 Decimals (Sataks) in R.S. Dag no. 232, under L.R. Khatian No. 786, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Firoz Ali Molla sold, transferred and conveyed the said land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 231 and 4 Decimals (Sataks) in R.S. Dag no. 232, under L.R. Khatian No. 786, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of M/s. Desire Agro Resorts Development Pvt. Ltd., by a registered Sale Deed dated 21.06.2006 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, Being no. 3632 for the year 2008.

And Whereas said M/s. Desire Agro Resorts Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 231

and 4 Decimals (Sataks) in R.S. Dag no. 232, under L.R. Khatian No. 786, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhatler Infrastructure Pvt. Ltd., by a registered Sale Deed dated 02.07.2011 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume No. 19, Pages- 5208 to 5221, Being no. 5894 for the year 2011.

And whereas said Bhatler Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 231 corresponding to L.R. Dag No. 236 and 4 Decimals (Sataks) in R.S. Dag no. 232 corresponding to L.R. Dag No. 237, under L.R. Khatian No. 786, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

**R.S. Dag no. 233**

Whereas one Suren Sardar alias Surendra Nath Sardar was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 7.90 Decimals (Sataks) in R.S. Dag no. 233, under L.R. Khatian No. 1365, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Suren Sardar alias Surendra Nath Sardar sold, transferred and conveyed the said land admeasuring 7.90 Decimals (Sataks) in R.S. Dag no. 233, under L.R. Khatian No. 1365, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Joyotu Land Development Pvt. Ltd., by a registered Sale Deed dated 04.02.2008 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 5, Pages- 2774 to 2784, Being no. 605 for the year 2008.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 7.90 Decimals (Sataks) in R.S. Dag no. 233, under L.R. Khatian No. 1365, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 17.09.2010 and the same was duly registered with the office of Additional Registrar of Assurances Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 5622 to 5644, Being no. 9080 for the year 2010.

Whereas one Abu Hossain Molla was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 15.25 Decimals (Sataks) in R.S. Dag no. 233, under L.R. Khatian No. 131, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Abu Hossain Molla sold, transferred and conveyed the said land admeasuring 15.25 Decimals (Sataks) in R.S. Dag no. 233, under L.R. Khatian No. 131, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal, by a registered Sale Deed dated 29.09.1992 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 61, Pages- 169 to 174, Being no. 6148 for the year 1992.

RAJIB GANGULY

  
High Court, Calcutta  
Enrolment No- WB/1247/1999

And whereas said Charan Mondal alias Charan Chandra Mondal & Ors sold, transferred and conveyed of his share of land admeasuring 3.81 Decimals (Sataks) out of 15.25 Decimals in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, along with other plots of land, under R.S. Khatian No. 426 corresponding to L.R. Khatian No. 131, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Joyotu Land Development Pvt. Ltd., by a registered Sale Deed dated 04.02.2008 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 5, Pages- 2812 to 2826, Being no. 607 for the year 2008.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 3.81 Decimals (Sataks) out of 15.25 Decimals in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, along with other plots of land, under R.S. Khatian No. 426 corresponding to L.R. Khatian No. 131, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 17.09.2010 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 22, Pages- 5968 to 5999, Being no. 9084 for the year 2010.

And whereas said Rupchand Mondal, Kanai Mondal sold, transferred and conveyed of his share of land admeasuring 7.625 Decimals (Sataks) out of 15.25 Decimals in R.S. Dag no. 233, along with other plots of land, under R.S. Khatian No. 426 corresponding to L.R. Khatian No. 1127, 314, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of M/s. Paharpur Cooling Towers Ltd., by a registered Sale Deed dated 05.08.2008 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 9, Pages- 3562 to 3596, Being no. 3107 for the year 2008.

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed the said land admeasuring 7.625 Decimals (Sataks) out of 15.25 Decimals in R.S. Dag no. 233, under R.S. Khatian No. 426 corresponding to L.R. Khatian No. 1127, 314, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 13.09.2011 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2585 to 2599, Being no. 6986 for the year 2011.

And whereas said Balai Chandra Mondal sold, transferred and conveyed of his share of land admeasuring 3.81 Decimals (Sataks) out of 15.25 Decimals in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, along with other plots of land, under R.S. Khatian No. 426 corresponding to L.R. Khatian No. 131, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of M/S. Paharpur Cooling Towers Ltd., by a registered Sale Deed dated 26.08.2008 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 12, Pages- 118 to 155, Being no. 3680 for the year 2008.

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed the said land admeasuring 3.81 Decimals (Sataks) out of 15.25 Decimals in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, along with other plots of land, under R.S. Khatian No. 426 corresponding to L.R. Khatian No. 131, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South

24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 13.09.2011 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 23, Pages- 2629 to 2645, Being no. 6989 for the year 2011.

Whereas Ratikanta Mondal, Sushanta Mondal, Kalpana Panja, Jyotsna Bar and Bibhasan Mondal were the joint owners, seized and possessed of all that piece and parcel of land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 233, under R.S. Khatian No. 1059, 1370, 295, 555 & 831, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas said Ratikanta Mondal, Sushanta Mondal, Kalpana Panja, Jyotsna Bar and Bibhasan Mondal & Ors sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 233, under R.S. Khatian No. 1059, 1370, 295, 555 & 831, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 25.01.2011 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 2, Pages- 5302 to 5321, Being no. 590 for the year 2011.

Whereas one Jugal Chandra Mondal was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 233, under R.S. Khatian No. 1042, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas said Jugal Chandra Mondal died intestate on 25.02.2004 leaving behind him surviving his wife, two sons and two daughters namely, Sandhya Rani Mondal, Ramanada Mondal, Swarup Mondal, Sulata Das and Sujata Kanji as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Jugal Chandra Mondal by way of inheritance.

And whereas said Sandhya Rani Mondal, Ramanada Mondal, Swarup Mondal, Sulata Das and Sujata Kanji & Ors sold, transferred and conveyed the said land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 233, under R.S. Khatian No. 1042, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 09.02.2011 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 4, Pages- 510 to 527, Being no. 917 for the year 2011.

Whereas one Prafulla Sardar was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 3.4 Decimals (Sataks) in R.S. Dag no. 233, under R.S. Khatian No. 97 & 226, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Prafulla Sardar sold, transferred and conveyed the said land admeasuring 3.4 Decimals (Sataks) in R.S. Dag no. 233, under R.S. Khatian No. 97 & 226, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 20.06.2011 and the



same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, Being no. 4598 for the year 2011.

Whereas one Lakshman Chandra Sardar was the absolute recorded owner, seized and possessed of all that piece and parcel of land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, under L.R. Khatian No. 1141, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Lakshman Chandra Sardar sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, under L.R. Khatian No. 1141, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 25.11.2011 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 23, Pages- 4109 to 4124, Being no. 6385 for the year 2011.

And whereas said Trimline Distributors & Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 23.71 Decimals (Sataks) in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, under R.S. Khatian No. 1042, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 22.835 Decimals (Sataks) in R.S. Dag no. 233 corresponding to L.R. Dag No. 238, under L.R. Khatian No. 1141, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed

#### **R.S. Dag no. 234**

Whereas Sahadali Molla and others sold, transferred and conveyed the said land admeasuring 25 Decimals (Sataks) in R.S. Dag no. 234, under R.S. Khatian No. 97, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Surendra Nath Sarkar, Lakshman Sardar and Bharat Sardar, by a registered Sale Deed dated 02.03.1990 and the same was duly registered with the office of Sub Registrar Bishnupur and recorded in Book No. I, Being no. 2399 for the year 1990.

And whereas said Lakshman Chandra Sardar and Bharat Chandra Sardar sold, transferred and conveyed the said land admeasuring 22.66 Decimals (Sataks) in R.S. Dag no. 234, under R.S. Khatian No. 97, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 09.02.2011 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 3015 to 3034, Being no. 9713 for the year 2009.

Whereas one Ahad Ali Molla was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 13 Decimals (Sataks) in R.S. Dag no. 234

corresponding to L.R. Dag No. 239, under L.R. Khatian No. 192, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Ahad Ali Molla sold, transferred and conveyed the said land admeasuring 13 Decimals (Sataks) in R.S. Dag no. 234, under R.S. Khatian No. 192, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 21.05.2012 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 14, Pages- 1400 to 1413, Being no. 4156 for the year 2012.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 13 Decimals (Sataks) in R.S. Dag no. 234 corresponding to L.R. Dag No. 239, under R.S. Khatian No. 192, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And whereas said Trimline Distributors and Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 22.66 Decimals (Sataks) in R.S. Dag no. 234 corresponding to L.R. Dag No. 239, under R.S. Khatian No. 97, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

#### **R.S. Dag no. 235**

Whereas one Noor Ali Gharami was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under L.R. Khatian No. 689, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Noor Ali Gharami sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235, under L.R. Khatian No. 689, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 28.08.2012 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 22, Pages- 4663 to 4678, Being no. 6956 for the year 2012.

Whereas Yar Ali Molla and Anwar Ali Molla were the joint owners, seized and possessed of all that piece and parcel of land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 97, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Yar Ali Molla and Anwar Ali Molla sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 97, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Ahladi Bibi, by a registered Sale Deed dated 05.07.1975 and the same was

duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 97, Pages- 101 to 104, Being no. 9432 for the year 1975.

And Whereas said Ahladi Bibi sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 97, L.R. Khatian No. 197, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Joyotu Land Development Pvt. Ltd., by a registered Sale Deed dated 06.01.2005 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 528 for the year 2007.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 97, L.R. Khatian No. 197, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 25.06.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 2927 to 2943, Being no. 9708 for the year 2009.

Whereas Akbar Ali Gharami was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 97, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Akbar Ali Gharami sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 97, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Lakshman Chandra Sardar and Bharat Chandra Sardar, by a registered Sale Deed dated 26.10.1994 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 46, Pages- 169 to 172, Being no. 4395 for the year 1994.

And whereas said Lakshman Chandra Sardar and Bharat Chandra Sardar sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 97, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 25.06.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 3015 to 3034, Being no. 9713 for the year 2009.

Whereas Gafur Ali Gharani was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under L.R. Khatian No. 392, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Gafur Ali Gharani sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 370 corresponding to L.R. Khatian No. 392, lying

and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Joyotu Land Development Pvt. Ltd., by a registered Sale Deed dated 26.07.2006 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 10, Pages- 143 to 148, Being no. 552 for the year 2007.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 370 corresponding to L.R. Khatian No. 220, 392, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 25.06.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 1, Pages- 1 to 14, Being no. 8698 for the year 2007.

And whereas said Trimline Distributors and Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 24 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under R.S. Khatian No. 370 corresponding to L.R. Khatian No. 220, 392, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 8 Decimals (Sataks) in R.S. Dag no. 235 corresponding to L.R. Dag No. 240, under L.R. Khatian No. 689, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

**R.S. Dag no. 236**

Whereas Upendra Nath Ganguly, Anil Ganguly, Bhupendra Ganguly, Sabitri Ganguly sold, transferred and conveyed of all that piece and parcel of land admeasuring 9.6 Decimals out of 24 Decimals unto and in favour of Sachidanand Mondal and Nityanand Mondal by a registered Sale Deed dated 20.09.1996 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I. Being no. 2866 for the year 1996.

And whereas in the Records of Right prepared under the West Bengal L. R. Act, the said Sachidanand Mondal was shown as Holding of R.S. Dag No. 236 corresponding to L.R. Dag No. 241, under L.R. Khatian No. 2325, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas, where L.R. Dag No. 241 was shown as undivided 2000 share i.e., 5 Decimal (Sataks) out of 24 Decimal (Sataks) of Sali land.

And whereas in the Records of Right prepared under the West Bengal L. R. Act, the said Nityanand Mondal was shown as Holding of R.S. Dag No. 236 corresponding to L.R. Dag No. 241, under L.R. Khatian No. 2326, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas, where L.R. Dag No. 241 was shown as undivided 2000 share i.e., 5 Decimal (Sataks) out of 24 Decimal (Sataks) of Sali land.

And Whereas said Sachidanand Mondal sold, transferred and conveyed the said land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 236 corresponding to L.R. Dag No. 241, under L.R. Khatian No. 2325, along with other plots of land, lying and

situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 08.07.2011 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 17, Pages-3166 to 3179, Being no. 5177 for the year 2011.

And Whereas said Nityanand Mondal sold, transferred and conveyed the said land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 236 corresponding to L.R. Dag No. 241, under L.R. Khatian No. 2326, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 08.07.2011 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 17, Pages- 3180 to 3193, Being no. 5178 for the year 2011.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 10 Decimals (Sataks) in R.S. Dag no. 236 corresponding to L.R. Dag No. 241, under L.R. Khatian No. 2326, along with other plots of land, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

**R.S. Dag no. 238**

Whereas one Nagendra Nath Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 24.25 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Nagendra Nath Rong sold, transferred and conveyed a part of the said land admeasuring 8.25 Decimals (Sataks) out of 24.25 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Sahalam Mondal, Sahajahan Mondal and Rustam Mondal, by a registered Sale Deed dated 19.03.1979 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 29, Pages- 274 to 275, Being no. 1870 for the year 1979.

And Whereas said Nagendra Nath Rong sold, transferred and conveyed another part of the said land admeasuring 16 Decimals (Sataks) out of 24.25 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Sahalam Mondal, Sahajahan Mondal and Rustam Mondal, by a registered Sale Deed dated 30.07.1980 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 61, Pages- 04 to 06, Being no. 5282 for the year 1980.

And whereas said Rustam Mondal died intestate on 22.07.1981 as a bachelor leaving behind him surviving his mother, two brothers and two sisters namely, Jamila Bibi, Sahalam Mondal, Sahajahan Mondal, Safera Bibi and Rahima Bibi as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Rustam Mondal by way of inheritance.

And Whereas said Jamila Bibi, Sahalam Mondal, Sahajahan Mondal, Safera Bibi and Rahima Bibi sold, transferred and conveyed said total land admeasuring 24.25 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and

situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Ansar Ali Mondal, by a registered Sale Deed dated 26.07.1982 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 73, Pages- 209 to 212, Being no. 6257 for the year 1982.

And Whereas said Ansar Ali Mondal sold, transferred and conveyed said land admeasuring 24.25 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Joyotu Land Development Pvt. Ltd., by a registered Sale Deed dated 14.09.2006 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume No. 10, Pages- 137 to 142, Being no. 551 for the year 2007.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 24.25 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Trimline Distributors and Management Pvt. Ltd., by a registered Sale Deed dated 25.06.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 2944 to 2962, Being no. 9709 for the year 2009.

Whereas one Nagendra Nath Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 24.75 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And Whereas said Nagendra Nath Rong sold, transferred and conveyed a part of the said land admeasuring 16.5 Decimals (Sataks) out of 24.75 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Dulal Chandra Mondal, by a registered Sale Deed dated 07.10.1974 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 12864 for the year 1974.

And Whereas said Nagendra Nath Rong sold, transferred and conveyed another part of the said land admeasuring 8.25 Decimals (Sataks) out of 24.75 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Dulal Chandra Mondal, by a registered Sale Deed dated 09.02.1976 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 1260 for the year 1976.

And whereas said Dulal Chandra Mondal died intestate on 08.08.2001 leaving behind him surviving his widow, three sons and three daughters namely, Lakshmi Bala Mondal, Ghanashyam Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar and Anjali Naskar as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Dulal Chandra Mondal by way of inheritance.

And whereas said Ghanashyam Mondal died intestate on 10.09.2003 leaving behind him surviving his widow, son and two daughters namely, Kalpana Mondal, Pritam

Mondal, Joyasree Naskar and Anusree Pal as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Ghanashyam Mondal by way of inheritance.

And Whereas said Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar, Anjali Naskar, Kalpana Mondal, Pritam Mondal, Joyasree Naskar and Anusree Pal sold, transferred and conveyed a part of the said land admeasuring 14.75 Decimals (Sataks) out of 24.75 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 29.02.2012 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 5, Pages- 2020 to 2039, Being no. 1422 for the year 2012.

And Whereas said Lakshmi Bala Mondal, Radheshyam Mondal, Tanushyam Mondal, Shyamali Roy, Bijoli Naskar, Anjali Naskar, Kalpana Mondal, Pritam Mondal, Joyasree Naskar and Anusree Pal sold, transferred and conveyed another part of the said land admeasuring 10 Decimals (Sataks) out of 24.75 Decimals (Sataks) in R.S. Dag no. 238, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Bhattar Infrastructure Pvt. Ltd., by a registered Sale Deed dated 29.02.2012 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume no. 5, Pages- 2060 to 2079, Being no. 1416 for the year 2012.

And whereas said Bhattar Infrastructure Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 24.75 Decimals (Sataks) in R.S. Dag no. 238 corresponding to L.R. Dag No. 243, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And whereas said Trimline Distributors and Management Pvt. Ltd. became the absolute owner of all that piece and parcel of land admeasuring 24.25 Decimals (Sataks) in R.S. Dag no. 238 corresponding to L.R. Dag No. 243, under R.S. Khatian No. 185, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas by virtue of aforesaid Sale Deed.

And Whereas in the manner the said Trimline Distributors and Management Pvt. Ltd. is the sole and absolute owner, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 150.03 Decimals be the same little more or less in R.S. Dag Nos. 219, 226, 229, 230, 233, 234, 235 & 238 corresponding to L.R. Dag Nos. 224, 231, 234, 235, 238, 239, 240 & 243 and said Bhattar Infrastructure Pvt. Ltd. is the sole and absolute owner, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 143.905 Decimals be the same little more or less in R.S. Dag Nos. 219, 226, 230, 231, 232, 233, 234, 235, 236 & 238 corresponding to L.R. Dag Nos. 224, 231, 235, 236, 237, 238, 239, 240, 241 & 243 lying and situate at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura, Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas.

And whereas said Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd. and Ashiana Vinimay Pvt. Ltd., M/s. Kailashdham Commercial Pvt. Ltd. who are the co-owners of the adjuscent land of the subject property in the larger premises entered into Development Agreement dated 09.05.2016 with New Age

**RAJIB GANGULY**

Advocate  
**HIGH COURT AT CALCUTTA**

**CHAMBER :**

ROOM NO 3 D, THIRD FLOOR  
DELTA HOUSE  
4, GOVT PLACE (NORTH)  
KOLKATA - 700001

(Mob): 8910767790  
9830363551

24

Nirman LLP for the purpose of development and construction of a multistoried building upon a part of the said land admeasuring 201.51 Decimals be the same little more or less out of 293.935 Decimals and the same was duly registered with the office of Additional Registrar of Assurances I Kolkata and recorded in Book No. I, Volume No. 1901-2016, Pages 125973 to 126077, Being No. 190103685 for the year 2016. And whereas said Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., M/s. Kailashdham Commercial Pvt. Ltd. executed a Power of Attorney dated 14.05.2016 in favour of New Age Nirman LLP and the same was duly registered with the office of Additional Registrar of Assurances III Kolkata and recorded in Book No. IV, Volume No. 1903-2016, Pages 77189 to 77234, Being No. 190303209 for the year 2016.

**VII. SEARCHES CONDUCTED :**

We have caused searching through searcher in the records available with the offices of the District Registrar at Alipore & Additional District Sub-Registrar at Bishnupur for the period of 2004 to 2022 and Registrar of Assurances at Kolkata for the period of 2004 to 2022 as is maintained and made available. During the period of searching with the aforesaid registration offices, no adverse entries have been found in Index. The original search receipts are annexed hereto. We have also conducted search of Trimline Distributors and Management Pvt. Ltd. and Bhattar Infrastructure Pvt. Ltd. with the Records of Registrar of Companies, Kolkata and no charges have been found in respect of the immoveable properties of the above mentioned company till the date. We have also conducted search with the Ld. Civil Judge Jr. Division 6th Court and Sr. Division 10th Court at Alipore in connection with the Title Suit and Money Suit but no such Suits have been filed against Trimline Distributors and Management Pvt. Ltd. and Bhattar Infrastructure Pvt. Ltd. from 2003 to 2022.

**VIII. OPINION ON TITLE:**

We are of the opinion that the title of the aforesaid property is free from all sorts of encumbrances, charges, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and also clear, marketable, mortgagable.

Advocate  
*Rajib Ganguly*  
Enrollment No- WB/2471/999  
Advocate

*High Court, Calcutta.*