

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

Dt: 11.02.2022

I. PROJECT:- "SWAYAM CITY PHASE III"

II. NAME AND ADDRESS OF THE PRESENT OWNER:

- **TRIMLINE DISTRIBUTORS AND MANAGEMENT PVT. LTD.**
Vishwakarma Building,
86C, Topsia Road (S),
6th Floor, South West Block,
Kolkata- 700046.
- **BHATTER INFRASTRUCTURE PVT. LTD.**
14/1, Paul Mansion,
1st Floor,
6, Bishop Lefroy Road,
Kolkata- 700020.
- **ASHIANA VINIMAY PVT. LTD.**
1/1A, Vansitart Row,
Kolkata- 700001.
- **KAILASHDHAM COMMERCIAL PVT. LTD.**
35A, Chetla Central Road,
P.S. Chetla,
Kolkata-700027.

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 118.71 Decimals be the same little more or less out of which land admeasuring 22 Decimals in R.S. Dag No. 269 corresponding to L.R. Dag No. 274, land admeasuring 12.35 Decimals in R.S. Dag No. 270 corresponding to L.R. Dag No. 275, land admeasuring 10.66 Decimals in R.S. Dag No. 271 corresponding to L.R. Dag No. 276, land admeasuring 6.44 Decimals in R.S. Dag No. 273 corresponding to L.R. Dag No. 278, land admeasuring 12.53 Decimals in

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Enrolment No- WB/1247/1999

R.S. Dag No. 283 corresponding to L.R. Dag No. 288, land admeasuring 16.25 Decimals in R.S. Dag No. 284 corresponding to L.R. Dag No. 289, land admeasuring 31.47 Decimals in R.S. Dag No. 301 corresponding to L.R. Dag No. 307, land admeasuring 5.81 Decimals in R.S. Dag No. 302 corresponding to L.R. Dag No. 308, land admeasuring 1.20 Decimals in R.S. Dag No. 305 corresponding to L.R. Dag No. 311, under R.S. Khatian Nos. 21, 285, 289, 360, 548, 599, 601 & 320/1, L.R. Khatian Nos. 271, 392, 639, 689, 958, 1141, 1306, 1359, 1365, 1470, 1471 & 3048, New L.R. Khatian no. 3026, 3055, 4390 & 2379, 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.

V. DOCUMENTS PERUSED:

1. Photocopy of Sale Deed dated 30.01.1959 between Kobad Ali Gharami and Amay Charan Bag duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 7, Pages- 230 to 231, Being no. 500 for the year 1959.
2. Photocopy of Sale Deed dated 28.08.1959 between Ayesha Khatun Bibi and Sanatan Rang, duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 60, Pages- 29 to 30, Being no. 6746 for the year 1959.
3. Photocopy of certified copy of Sale Deed dated 31.05.1960 between Gostha Behari Dolui, Abinash Dolui, Kanai Dolui, Balai Dolui and Sahadat Hussain Jamadar, duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 5332 for the year 1960.
4. Photocopy of certified copy of Sale Deed dated 07.05.1960 between Bakkar Ali Sekh, Hasem Ali Sekh, Esmail Sekh, Basiban Bibi, Morijan Bibi and Dilip Kumar Dhar duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Being no. 4458 for the year 1960.
5. Photocopy of certified copy of Sale Deed dated 18.12.1964 between Sahadat Hussain Jamadar and Mohini Mohan Mondal, duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 9749 for the year 1964.
6. Photocopy of certified copy of Sale Deed dated 28.09.1966 between Mohini Mohan Mondal and Sahadat Hussain Jamadar, duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 11202 for the year 1966.
7. Photocopy of Sale Deed dated 13.12.1968 between Adhir Chandra Mondal and Kalobala Mondal, duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume no. 133, Pages- 228 to 230, Being no. 13910 for the year 1968.
8. Photocopy of Gift Deed dated 13.12.1975 between Rashmoni Bibi and Subid Ali Mollah duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 13389 for the year 1975.
9. Photocopy of Sale Deed dated 08.11.1976 between Allauddin Ghorami and Iran Ali Molla duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume no. 97, Pages- 146 to 148, Being no. 9056 for the year 1976.
10. Photocopy of certified copy of Sale Deed dated 02.07.1982 between Nikhil Chandra Talukdar and Mujit Dhali, Ajit Dhali duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Being no. 5415 for the year 1982.
11. Photocopy of Sale Deed dated 20.05.1985 between Dilip Kumar Dhar and Iran Ali Molla duly registered with the office of Additional District Sub-Registrar Bishnupur and

- recorded in Book No. I, Volume no. 116, Pages- 323 to 328, Being no. 6913 for the year 1985.
12. Photocopy of Sale Deed dated 20.05.1985 between Dilip Kumar Dhar and Mojer Ali Molla, Rajab Ali Molla duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 116, Pages- 329 to 334, Being no. 6914 for the year 1985.
 13. Photocopy of Sale Deed dated 20.05.1985 between Dilip Kumar Dhar and Marzina Bibi duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 116, Pages- 316 to 322, Being no. 6912 for the year 1985.
 14. Photocopy of Sale Deed dated 06.07.1987 between Amay Charan Bag and Nabir Ali Ghorami, Samiruddin Ghorami, Nasib Ali Ghorami, Firoz Ali Ghorami duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume no. 44, Pages 65 to 68, Being no. 2936 for the year 1987.
 15. Photocopy of certified copy of Gift Deed dated 04.07.1989 between Chhapatan Bibi and Ershad Hossain Zamadar duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 46, Pages 71 to 78, Being no. 3908 for the year 1989.
 16. Photocopy of Sale Deed dated 11.07.1991 between Nabir Ali Ghorami, Samiruddin Ghorami, Nasib Ali Ghorami, Firoz Ali Ghorami and Iran Ali Molla, duly registered with the office of Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 29, Pages- 455 to 460, Being no. 4412 for the year 1991.
 17. Photocopy of certified copy of Sale Deed dated 22.09.1995 between Gafur Ali Gharami and Savadeep Construction Company Pvt. Ltd. registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume no. 34, Pages 31 to 44, Being no. 2747 for the year 1995.
 18. Photocopy of certified copy of Sale Deed dated 22.09.1995 between Noor Ali Gharami and Savadeep Construction Company Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume no. 33, Pages- 165 to 178, Being no. 2755 for the year 1995.
 19. Photocopy of Sale Deed dated 07.07.1997 between Ershad Hossain Zamadar and Ajit Kumar Bajpai duly registered with the office of Additional District sub Registrar of Bishnupur, and recorded in Book No. I, Volume no. 24, Pages- 73 to 86, Being no. 2005 for the year 1997.
 20. Photocopy of Sale Deed dated 07.07.1997 between Ershad Hossain Zamadar and Vineeta Mukherjee, duly registered with the office of Additional District sub Registrar of Bishnupur, and recorded in Book No. I, Being no. 2006 for the year 1997.
 21. Photocopy of certified copy of Sale Deed dated 07.07.1998 between Md. Ali Molla and Biswanath Adhikary, duly registered with the office of Additional District Sub Registrar, Bishnupur and recorded in Book No. I, Volume no. 17, Pages- 309 to 314, Being no. 1089 for the year 2000.
 22. Photocopy of certified copy of Sale Deed dated 17.09.1998 between Achahoc Dhali, Sajahan Dhali and Biswanath Adhikary duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume no. 17, Pages- 271 to 276, Being no. 1083 for the year 2000.
 23. Photocopy of certified copy of Sale Deed dated 01.09.1998 between Johara Banu Bibi, Pakija Begum, Mahua Begum, Najnin Begum, Sabnam Gaji and Biswanath Adhikary, duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 17, Pages- 315 to 320, Being no. 1090 for the year 2000.

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24. Photocopy of certified copy of Sale Deed dated 21.09.1998 between Ershad Hussain Jamadar and Biswanath Adhikary, duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 32, Pages- 476 to 486, Being no. 2929 for the year 2000.
25. Photocopy of certified copy of Sale Deed dated 21.09.1998 between Sarwar Hossain Jamadar, Saharia Hossain Jamadar and Biswanath Adhikary, duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 33, Pages- 443 to 447, Being no. 3035 for the year 2000.
26. Photocopy of certified copy of Sale Deed dated 23.07.1998 between Riktia Begum, Rebeka Begum, Sahanath Hossain Jamadar and Biswanath Adhikary, duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 33, Pages- 119 to 124, Being no. 2963 for the year 2000.
27. Photocopy of certified copy of Sale Deed dated 17.12.2004 between Savadeep Construction Company Pvt. Ltd. and Joyotu Land Development Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 17, Pages- 2965 to 2981, Being no. 2829 for the year 2005.
28. Photocopy of certified copy of Sale Deed Between Joyotu Land Development Pvt. Ltd. and 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. 2421 for the year 2006.
29. Photocopy of Sale Deed dated 10.09.2005 between Joyotu Land Development Pvt. Ltd. and M/s. Desire Agro Resorts Development Pvt. Ltd., duly registered with the office of Additional District Sub Registrar Alipore and recorded in Book No. I, Being no. 2414 for the year 2006.
30. Photocopy of Sale Deed dated 07.02.2007 between Chandra Adhikary, Tanusree Mukherjee, Amrita Adhikary and Ashiana Vinimay Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 27, Pages- 1172 to 1193, Being no. 11700 for the year 2009.
31. Photocopy of Sale Deed dated 07.02.2007 between Chandra Adhikary, Tanusree Mukherjee, Amrita Adhikary and Ashiana Vinimay Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 2, Pages- 7555 to 7576, Being no. 715 for the year 2010.
32. Photocopy of Sale Deed dated 07.02.2007 between Chandra Adhikary, Tanusree Mukherjee, Amrita Adhikary and Ashiana Vinimay Pvt. Ltd., duly confirmed by Joyotu Land Development Pvt. Ltd. by a registered and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 2, Pages- 2099 to 2124, Being no. 478 for the year 2010.
33. Photocopy of Sale Deed dated 07.02.2007 between Chandra Adhikary, Tanusree Mukherjee, Amrita Adhikary and Ashiana Vinimay Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 2, Pages- 7533 to 7554, Being no. 714 for the year 2010.
34. Photocopy of Sale Deed dated 07.02.2007 between Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary and Ashiana Vinimay Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 2, Pages- 2148 to 2169, Being no. 481 for the year 2010.
35. Photocopy of Sale Deed dated 07.02.2007 between Chandra Adhikary, Tanusree Mukherjee, Amrita Adhikary and Ashiana Vinimay Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 2, Pages- 7577 to 7597, Being no. 716 for the year 2010.
36. Photocopy of Sale Deed dated 04.02.2008 between Suren Sardar alias Surendra Nath Sardar and Joyotu Land Development Pvt. Ltd., by a registered and the same was duly

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- registered with the office of District Sub Registrar at Alipore and recorded in Book No. 1, CD Volume No. 5, Pages- 2774 to 2784, Being no. 605 for the year 2008.
37. Photocopy of Sale Deed dated 26.08.2008 between Kalobala Mondal and M/s. Paharpur Cooling Towers Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. 1, Volume no. 12, Pages- 72 to 92, Being no. 3678 for the year 2008.
 38. Photocopy of Sale Deed dated 17.09.2010 between Joyotu Land Development Pvt. Ltd. and M/s. Trimline Distributors & Management Pvt. Ltd., duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. 1, CD Volume No. 22, Pages- 5622 to 5644, Being no. 9080 for the year 2010.
 39. Photocopy of Sale Deed dated 13.10.2010 between Lakshmibala Rang, Dulal Chandra Rang, Duranta Kumar Rang, Jayanta Rang, Prasanta Rang, Giribala Bag, Kalpana Sardar and Anita Ishu and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. 1, CD Volume No. 27, Pages- 4620 to 4640, Being no. 8012 for the year 2010.
 40. Photocopy of Sale Deed dated 19.03.2010 between Desire Agro Resorts 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. 1, CD Volume No. 8, Pages- 2834 to 2846, Being no. 2188 for the year 2010.
 41. Photocopy of Sale Deed dated 13.09.2011 between 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. 1, CD Volume no. 23, Pages- 2941 to 2955, Being no. 7007 for the year 2011.
 42. 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. 1, CD Volume no. 23, Pages- 3938 to 3953, Being no. 6383 for the year 2011.
 43. Photocopy of Sale Deed dated 13.09.2011 between 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. 1, CD Volume no. 23, Pages- 2600 to 2614, Being no. 6987 for the year 2011.
 44. Photocopy of Sale Deed dated 17.10.2011 between Subid Ali Mollah and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. 1, CD Volume no. 25, Pages-3368 to 3382, Being no. 7658 for the year 2011.
 45. 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. 1, CD Volume no. 15, Pages- 5129 to 5142, Being no. 4598 for the year 2011.
 46. Photocopy of Sale Deed dated 13.05.2014 between Ajit Kumar Bajpai and M/s. Kailashdham Commercial Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. 1, CD Volume No. 17, Pages- 1551 to 1565, Being no. 3470 for the year 2014.
 47. Photocopy of Sale Deed dated 16.07.2014 between Vineeta Mukherjee and M/s. Kailashdham Commercial Pvt. Ltd., duly registered with the office of District Sub Registrar Alipore and recorded in Book No. 1, CD Volume No. 30, Pages- 2306 to 2320, Being no. 5337 for the year 2014.
 48. Photocopy of Sale Deed dated 31.05.2016 between Marzina Bibi, Mojer Ali Molla, Rajab ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi and Rubban Bibi and Kailashdham Commercial Pvt. Ltd. duly registered with the office of

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

Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 1613-2016, Pages- 69087 to 69124, Being no. 3002 for the year 2016.

49. Photocopy of Sale Deed dated 31.05.2016 between Marzina Bibi, Mojer Ali Molla, Rajab Ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi, Rubban Bibi and M/s. Kailashdham Commercial Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 69359 to 69396, Being no. 161303001 for the year 2016.
50. Photocopy of Sale Deed dated 31.05.2016 between Marzina Bibi, Mojer Ali Molla, Rajab Ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi, Rubban Bibi and M/s. Kailashdham Commercial Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 69125 to 69162, Being no. 161303007 for the year 2016.
51. Photocopy of Sale Deed dated 31.05.2016 between Mojer Ali Molla, Rajab Ali Molla and M/s. Kailashdham Commercial Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 72899 to 72920, Being no. 161303003 for the year 2016.
52. Photocopy of Sale Deed dated 31.05.2016 between Marzina Bibi and M/s. Kailashdham Commercial Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 69066 to 69086, Being no. 161303000 for the year 2016.
53. Photocopy of Sale Deed dated 16.11.2017 between Bharat Sardar alias Bharat Chandra Sardar and Kailashdham Commercial Pvt. Ltd. duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 1613-2017, Pages- 124822 to 124847, Being no. 161306116 for the year 2017.
54. Photocopy of Development Agreement dated 09.05.2016 between Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., 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.
55. 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. and appointed the said 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.
56. Photocopy of Deed of Exchange dated 14.09.2018 between M/s. Trimline Distributors & Management Pvt. Ltd. and Ashiana Vinimay Pvt. Ltd. duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 134984 to 135012, Being no. 161305685 for the year 2018.
57. Photocopy of Deed of Exchange dated 14.09.2018 between Trimline Distributors and Management Pvt. Ltd. and Ashiana Vinimay Pvt. Ltd. duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135195 to 135222, Being no. 161305694 for the year 2018.
58. Photocopy of Deed of Exchange dated 14.09.2018 between Bhattar Infrastructure Pvt. Ltd. and Ashiana Vinimay Pvt. Ltd. duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135038 to 135065, Being no. 161305686 for the year 2018.
59. Photocopy of Deed of Exchange dated 14.09.2018 between Kailashdham Commercial Pvt. Ltd. and Ashiana Vinimay Pvt. Ltd. duly registered with office of Additional District

- Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135013 to 135037, Being no. 161305687 for the year 2018.
60. Photocopy of Deed of Exchange dated 14.09.2018 between Kailashdham Commercial Pvt. Ltd. and Ashiana Vinimay Pvt. Ltd. duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135142 to 135168, Being no. 161305692 for the year 2018.
 61. Photocopy of Development Agreement dated 30.11.2018 between Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., 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. 1901-2018, Pages 390477 to 390593, Being No. 190109391 for the year 2018.
 62. Photocopy of Power of Attorney dated 10.12.2018 executed by Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., M/s. Kailashdham Commercial Pvt. Ltd. and appointed the said 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. 1903-2018, Pages 214281 to 214328, Being No. 190307511 for the year 2018
 63. Photocopy of legal heirship certificate of Sanatan Rang issued by Paschim Bishnupur Gram Panchayet.
 64. Photocopy of legal heirship certificate of Mujit Dhali issued by Paschim Bishnupur Gram Panchayet.
 65. Photocopy of affidavit of Chandra Adhikary.
 66. Photocopy of affidavit of Margina Bibi & Ors.
 67. Photocopy of Conversion Certificate from BL & LRO.
 68. Photocopy of R.S. Porchas.
 69. Photocopy of L.R. Porchas.
 70. Photocopy of Khajna Dakhila.
 71. Photocopy of MOA of Trimline Distributors and Management Pvt. Ltd.
 72. Photocopy of MOA of Bhattar Infrastructure Pvt. Ltd.,
 73. Photocopy of MOA of Ashiana Vinimay Pvt. Ltd.,
 74. Photocopy of MOA of M/s. Kailashdham Commercial Pvt. Ltd.
 75. Photocopy of Court search receipt.

VI. DEVOLUTION OF TITLE:

R.S. Dag no. 269 (24.36)

Whereas one Suren Sardar alias Surendra Nath Sardar was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 2.43 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274 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 2.43 Decimals (Sataks) in R.S. Dag no. 269 corresponding to

L.R. Dag No. 274 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. 1, 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 2.43 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274 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 M/s. Trimeline 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. 1, CD Volume No. 22, Pages- 5622 to 5644, Being no. 9080 for the year 2010.

And whereas M/s. Trimeline Distributors & Management Pvt. Ltd. exchanged and transferred the said total land admeasuring 2.43 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274 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 Ashiana Vinimay Pvt. Ltd. By a Deed of Exchange dated 14.09.2018 and the same was duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. 1, Volume no. 1613-2018, Pages 134984 to 135012, Being no. 16130 for the year 2018.

Whereas one Lakshman Chandra Sardar was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274, 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 2 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274, 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. 1, CD Volume no. 23, Pages- 3938 to 3953, Being no. 6383 for the year 2011.

Whereas one Prafulla Sardar was the absolute owner, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 1 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274 of Sali land, 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 1 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274 of Sali land, 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 Bhattar Infrastructure Pvt. Ltd. exchanged and transferred the said total land admeasuring 3 Decimals in R.S. Dag No. 269 corresponding to L.R. Dag No. 274, along with other plots of land, under L.R. Khatian No. 3055 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 Ashiana Vinimay Pvt. Ltd. By a Deed of Exchange dated 14.09.2018 and the same was duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135038 to 135065, Being no. 161305686 for the year 2018.

Whereas one Allauddin Ghorami was the absolute owner, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 16.5 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274, under Khatian No. 289, 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 a Sale Deed dated 15.02.1960 and the same was duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Being no. 1160 for the year 1960.

And whereas said Allauddin Ghorami sold, transferred and conveyed the said land admeasuring 16.5 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274, under Khatian No. 289, 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 Iran Ali Molla by a registered Sale Deed dated 08.11.1976 and the same was duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume no. 97, Pages- 146 to 148, Being no. 9056 for the year 1976.

And whereas said Iran Ali Molla died intestate leaving behind him surviving his wife, two sons and six daughters namely, Marzina Bibi, Mojer Ali Molla, Rajab ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi and Rubban Bibi as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Iran Ali Molla by way of inheritance.

And whereas said Marzina Bibi, Mojer Ali Molla, Rajab ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi and Rubban Bibi sold, transferred and conveyed of all that the said land admeasuring 16.5 Decimals (Sataks) in R.S. Dag no. 269 corresponding to L.R. Dag No. 274, under Khatian No. 289, 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 Kailashdham Commercial Pvt. Ltd. by a Sale Deed dated 31.05.2016 and the same was duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 1613-2016, Pages- 69087 to 69124, Being no. 3002 for the year 2016.

And whereas one Bharat Sardar alias Bharat Chandra Sardar was the owner of all that piece and parcel of land admeasuring 2.43 Decimals in R.S. Dag No. 269 corresponding to L.R. Dag No. 274, under L.R. Khatian No. 873 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 Bharat Sardar alias Bharat Chandra Sardar sold, transferred and conveyed of all that the said land admeasuring 2.43 Decimals in R.S. Dag No. 269 corresponding to L.R. Dag No. 274, under L.R. Khatian No. 873 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 Kailashdham

Commercial Pvt. Ltd. by a Sale Deed dated 16.11.2017 and the same was duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 1613-2017, Pages- 124822 to 124847, Being no. 161306116 for the year 2017.

And whereas Kailashdham Commercial Pvt. Ltd. exchanged and transferred a part of the said land admeasuring 14 Decimals out of 18.93 Decimals in R.S. Dag No. 269 corresponding to L.R. Dag No. 274, under L.R. Khatian No. 4390 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 Ashiana Vinimay Pvt. Ltd. By a Deed of Exchange dated 14.09.2018 and the same was duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135013 to 135037, Being no. 161305687 for the year 2018.

And whereas Kailashdham Commercial Pvt. Ltd. exchanged and transferred another part of the said land admeasuring 4.93 Decimals out of 18.93 Decimals in R.S. Dag No. 269 corresponding to L.R. Dag No. 274 along with other plots of land, under L.R. Khatian No. 4390 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 Ashiana Vinimay Pvt. Ltd. By a Deed of Exchange dated 14.09.2018 and the same was duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135142 to 135168, Being no. 161305692 for the year 2018.

R.S. Dag No. 270 (14)

Whereas one Ayesha Khatun Bibi was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 14 Decimals (Sataks) in R.S. Dag no. 270, 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 Ayesha Khatun Bibi sold, transferred and conveyed the said land admeasuring 14 Decimals (Sataks) in R.S. Dag no. 270, 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 Sanatan Rang, by a registered Sale Deed dated 28.08.1959 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 60, Pages- 29 to 30, Being no. 6746 for the year 1959.

And whereas said Sanatan Rang died intestate on 09.05.1981 leaving behind him surviving his wife, four sons and three daughters namely, Lakshmibala Rang, Dulal Chandra Rang, Duranta Kumar Rang, Jayanta Rang, Prasanta Rang, Giribala Bag, Kalpana Sardar and Anita Ishu as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Sanatan Rang by way of inheritance.

And whereas said Lakshmibala Rang, Dulal Chandra Rang, Duranta Kumar Rang, Jayanta Rang, Prasanta Rang, Giribala Bag, Kalpana Sardar and Anita Ishu sold, transferred and conveyed the said land admeasuring 14 Decimals (Sataks) in R.S. Dag no. 270, 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 13.10.2010 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 27, Pages- 4620 to 4640, Being no. 8012 for the year 2010.

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High Court, Calcutta
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R.S. Dag No. 271 (11)

Whereas one Amay Charan Bagwas the owner, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 271 corresponding to L.R. Dag No. 276, under R.S. Khatian No. 599, 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 a Sale Deed dated 30.01.1959 and the same was duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 7, Pages- 230 to 231, Being no. 500 for the year 1959.

And Whereas said Amay Charan Bag sold, transferred and conveyed the said land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 271 corresponding to L.R. Dag No. 276, under R.S. Khatian No. 599, 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 Nabir Ali Ghorami, Samiruddin Ghorami, Nasib Ali Ghorami and Firoz Ali Ghorami by virtue of a Sale Deed dated 06.07.1987 and the same was duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Volume no. 44, Pages 65 to 68, Being no. 2936 for the year 1987.

And whereas said Nabir Ali Ghorami, Samiruddin Ghorami, Nasib Ali Ghorami and Firoz Ali Ghorami sold, transferred and conveyed the said land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 271 corresponding to L.R. Dag No. 276, under R.S. Khatian No. 599, 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 Iran Ali Molla, by a registered Sale Deed dated 11.07.1991 and the same was duly registered with the office of Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 29, Pages- 455 to 460, Being no. 4412 for the year 1991.

And whereas said Iran Ali Molla died intestate leaving behind him surviving his wife, two sons and six daughters namely, Marzina Bibi, Mojer Ali Molla, Rajab Ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi and Rubban Bibi as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Iran Ali Molla by way of inheritance.

And whereas said Marzina Bibi, Mojer Ali Molla, Rajab Ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi and Rubban Bibi sold, transferred and conveyed the said land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 271 corresponding to L.R. Dag No. 276, under R.S. Khatian No. 599, 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. Kailashdham Commercial Pvt. Ltd., by a registered Sale Deed dated 31.05.2016 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 69359 to 69396, Being no. 161303001 for the year 2016.

R.S. Dag No. 273 (27)

Whereas one Savadeep Construction Company Pvt. Ltd. was the owner of all that piece and parcel of land admeasuring 18 Decimals in R.S. Dag no. 273 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 548, L.R. Khatian No. 392 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 22.09.1995 and the same was duly registered with the office of Sub Registrar at Bishnupur

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Advocate
High Court, Calcutta
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and recorded in Book No. I, Volume no. 34, Pages 31 to 44, Being no. 2747 for the year 1995.

And Whereas one Noor Ali Gharami was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 9 Decimals (Sataks) in R.S. Dag no. 273 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 548, 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 9 Decimals (Sataks) in R.S. Dag no. 273 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 548, 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 Savadeep Construction Company Pvt. Ltd., by a registered Sale Deed dated 22.09.1995 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume no. 33, Pages- 165 to 178, Being no. 2755 for the year 1995.

And whereas said Savadeep Construction Company Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 27 Decimals (Sataks) in R.S. Dag no. 273 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 548, L.R. Khatian No. 392 & 689, 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 17.12.2004 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 17, Pages- 2965 to 2981, Being no. 2829 for the year 2005.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 27 Decimals (Sataks) in R.S. Dag no. 273 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 548, L.R. Khatian No. 392 & 689, 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 Desire Agro Resorts Development Pvt. Ltd., by a registered Sale Deed and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Being no. 2421 for the year 2006.

And whereas said Desire Agro Resorts Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 27 Decimals (Sataks) in R.S. Dag no. 273 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 548, L.R. Khatian No. 392 & 689, 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 19.03.2010 and the same was duly confirmed by Ashiana Vinimay Pvt. Ltd. and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, CD Volume No. 8, Pages- 2834 to 2846, Being no. 2188 for the year 2010.

R.S. Dag No. 283 (17.5)

Whereas one Adhir Chandra Mondal was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 17.5 Decimals out of 35 Decimals (Sataks) in R.S. Dag no. 283, under R.S. Khatian No. 360, 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 a Partition Deed dated

06.07.1949 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Being no. 3043 for the year 1949.

And whereas said Adhir Chandra Mondal sold, transferred and conveyed the said land admeasuring 17.5 Decimals out of 35 Decimals (Sataks) in R.S. Dag no. 283, under R.S. Khatian No. 360, 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 Kalobala Mondal, by a registered Sale Deed dated 13.12.1968 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume no. 133, Pages- 228 to 230, Being no. 13910 for the year 1968.

And whereas said Kalobala Mondal sold, transferred and conveyed the said land admeasuring 17.5 Decimals out of 35 Decimals (Sataks) in R.S. Dag no. 283, under R.S. Khatian No. 360, 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 District Sub-Registrar at Alipore and recorded in Book No. I, Volume no. 12, Pages- 72 to 92, Being no. 3678 for the year 2008.

And whereas said Paharpur Cooling Towers Ltd. sold, transferred and conveyed a part of the said land admeasuring 7.5 Decimals out of 17.5 Decimals which arising out of 35 Decimals (Sataks) in R.S. Dag no. 283, under R.S. Khatian No. 360, 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- 2600 to 2614, Being no. 6987 for the year 2011.

And whereas said Paharpur Cooling Towers Ltd. sold, transferred and conveyed another part of the said land admeasuring 10 Decimals out of 17.5 Decimals which arising out of 35 Decimals (Sataks) in R.S. Dag no. 283, under R.S. Khatian No. 360, 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- 2941 to 2955, Being no. 7007 for the year 2011.

R.S. Dag No. 284 (38.67)

Whereas Dilip Kumar Dhar was the owner, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 38 Decimals (Sataks) in R.S. Dag no. 284 corresponding to L.R. Dag No. 289, under R.S. Khatian No. 21, 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 a Sale Deed dated 07.05.1960 and the same was duly registered with the office of Sub Registrar at Bishnupur and recorded in Book No. I, Being no. 4458 for the year 1960.

And whereas said Dilip Kumar Dhar sold, transferred and conveyed a part of the said land admeasuring 12.67 Decimals out of 38 Decimals (Sataks) in R.S. Dag no. 284, corresponding to L.R. Dag No. 289, under R.S. Khatian No. 21, 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

Iran Ali Molla, by a registered Sale Deed dated 20.05.1985 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 116, Pages- 323 to 328, Being no. 6913 for the year 1985.

And whereas said Iran Ali Molla died intestate leaving behind him surviving his wife, two sons and six daughters namely, Marzina Bibi, Mojer Ali Molla, Rajab Ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi and Rubban Bibi as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Iran Ali Molla by way of inheritance

And whereas said Marzina Bibi, Mojer Ali Molla, Rajab Ali Molla, Tarabanu Bibi, Ambiya Bibi, Sona Bibi, Cherabanu Ali, Meherbanu Bibi and Rubban Bibi sold, transferred and conveyed the said land admeasuring 13 Decimals more or less in R.S. Dag no. 284, corresponding to L.R. Dag No. 289, under R.S. Khatian No. 21, 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. Kailashdham Commercial Pvt. Ltd., by a registered Sale Deed dated 31.05.2016 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 69125 to 69162, Being no. 161303007 for the year 2016.

And whereas said Dilip Kumar Dhar sold, transferred and conveyed another part of the said land admeasuring 12.67 Decimals out of 38 Decimals (Sataks) in R.S. Dag no. 284, corresponding to L.R. Dag No. 289, under R.S. Khatian No. 21, 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 Mojer Ali Molla, Rajab Ali Molla by a registered Sale Deed dated 20.05.1985 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 116, Pages- 329 to 334, Being no. 6914 for the year 1985.

And whereas said Mojer Ali Molla, Rajab Ali Molla sold, transferred and conveyed the said land admeasuring 13 Decimals more or less in R.S. Dag no. 284, corresponding to L.R. Dag No. 289, under L.R. Khatian No. 1470 & 1471, 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. Kailashdham Commercial Pvt. Ltd., by a registered Sale Deed dated 31.05.2016 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 72899 to 72920, Being no. 161303003 for the year 2016.

And whereas said Dilip Kumar Dhar sold, transferred and conveyed another part of the said land admeasuring 12.67 Decimals out of 38 Decimals (Sataks) in R.S. Dag no. 284, corresponding to L.R. Dag No. 289, under R.S. Khatian No. 21, 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 Marzina Bibi by a registered Sale Deed dated 20.05.1985 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 116, Pages- 316 to 322, Being no. 6912 for the year 1985.

And whereas said Marzina Bibi sold, transferred and conveyed the said land admeasuring 12.67 Decimals more or less in R.S. Dag no. 284, corresponding to L.R. Dag No. 289, under L.R. Khatian No. 1470 & 1471, 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. Kailashdham Commercial Pvt. Ltd., by a registered Sale Deed dated 31.05.2016 and the same was duly registered

with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 69066 to 69086, Being no. 161303000 for the year 2016.

R.S. Dag No. 301 (61)

Whereas Gostha Behari Dolui, Abibash Dolui, Kanai Dolui, Balai Dolui were the joint owners, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 65 Decimals (Sataks) out of 387 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 210, 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 Gostha Behari Dolui, Abinash Dolui, Kanai Dolui, Balai Dolui jointly sold, transferred and conveyed a part of the said land admeasuring 48 Decimals out of 65 Decimals (Sataks) out of 387 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 210, 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 Sahadat Hussain Jamadar, by a registered Sale Deed dated 31.05.1960 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 5332 for the year 1960.

And whereas said Gostha Behari Dolui, Abibash Dolui, Kanai Dolui, Balai Dolui jointly sold, transferred and conveyed another part of the said land admeasuring 13 Decimals out of 65 Decimals (Sataks) out of 387 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 210, 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 Sahadat Hussain Jamadar, by a registered Sale Deed dated 25.05.1961 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 3170 for the year 1961.

And whereas said Sahadat Hussain Jamadar sold, transferred and conveyed the said total land admeasuring 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 210, 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 Mohini Mohan Mondal, by a registered Sale Deed dated 18.12.1964 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 9749 for the year 1964.

And whereas said Mohini Mohan Mondal again sold, transferred and conveyed the said land admeasuring 61 Decimals out of 65 Decimals (Sataks) in R.S. Dag no. 301, under R.S. Khatian No. 210, 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 Sahadat Hussain Jamadar, by a registered Sale Deed dated 28.09.1966 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 11202 for the year 1966.

And whereas said Sahadat Hussain Jamadar died intestate leaving behind amongst others heirs the following heirs being Rijia Begum, Rebeka Begum and Sahanath Hossain Jamadar who became entitled to and seized and possessed of a portion of 14.66 Decimals as their share out of the said 61 Decimals.

And whereas said Riktia Begum, Rebeka Begum and Sahanath Hossain Jamadar sold, transferred and conveyed their share of the said land admeasuring 14.66 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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

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

Parganas unto and in favour of Biswanath Adhikary, by a registered Sale Deed dated 23.07.1998 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 33, Pages- 119 to 124, Being no. 2963 for the year 2000.

And whereas said Biswanath Adhikary died intestate leaving behind him surviving his wife and two daughters namely, Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Biswanath Adhikary by way of inheritance.

And whereas Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary sold, transferred and conveyed the said land admeasuring 14.66 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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 Ashiana Vinimay Pvt. Ltd., and the same was duly confirmed by Joyotu Land Development Pvt. Ltd. by a registered Sale Deed dated 07.02.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 27, Pages- 1172 to 1193, Being no. 11700 for the year 2009.

And whereas said Sahadat Hussain Jamadar died intestate leaving behind amongst others heirs the following heirs being his wife and four daughters namely, Johara Banu Bibi, Pakija Begum, Mahua Begum, Najnin Begum, Sabnam Gaji who became entitled to and seized and possessed of a portion of 20.67 Decimals as their share out of the said 61 Decimals.

And whereas said Johara Banu Bibi, Pakija Begum, Mahua Begum, Najnin Begum, Sabnam Gaji sold, transferred and conveyed their share of the said land admeasuring 20.67 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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 Biswanath Adhikary, by a registered Sale Deed dated 01.09.1998 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Volume no. 17, Pages- 315 to 320, Being no. 1090 for the year 1998.

And whereas said Biswanath Adhikary died intestate leaving behind him surviving his wife and two daughters namely, Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Biswanath Adhikary by way of inheritance.

And whereas Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary sold, transferred and conveyed the said land admeasuring 20.67 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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 Ashiana Vinimay Pvt. Ltd., and the same was duly confirmed by Joyotu Land Development Pvt. Ltd. by a registered Sale Deed dated 07.02.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 2, Pages- 7555 to 7576, Being no. 715 for the year 2010.

And whereas said Sahadat Hussain Jamadar died intestate leaving behind amongst others heirs the following heir being his mother namely, Chhapatan Bibi who became entitled to and seized and possessed of a portion of 10.17 Decimals as her share out of the said 61 Decimals.

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Advocate
High Court, Calcutta
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And whereas said Chhapatan Bibi gifted and transferred her share of the said land admeasuring 10.17 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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 Ershad Hussain Jamadar, by a registered Gift Deed dated 04.07.1989 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. 1, Volume no. 46, Pages 71 to 78, Being no. 3908 for the year 1989.

And whereas said Ershad Hussain Jamadar sold, transferred and conveyed the said land admeasuring 10.17 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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 Biswanath Adhikary, by a registered Sale Deed dated 21.09.1998 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. 1, Volume no. 32, Pages- 476 to 486, Being no. 2929 for the year 2000.

And whereas said Biswanath Adhikary died intestate leaving behind him surviving his wife and two daughters namely, Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Biswanath Adhikary by way of inheritance.

And whereas Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary sold, transferred and conveyed the said land admeasuring 10.17 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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 Ashiana Vinimay Pvt. Ltd., and the same was duly confirmed by Joyotu Land Development Pvt. Ltd. by a registered Sale Deed dated 07.02.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. 1, CD Volume no. 2, Pages- 7533 to 7554, Being no. 714 for the year 2010.

And whereas said Sahadat Hussain Jamadar died intestate leaving behind amongst others heirs the following heir being his two sons namely, Sarwar Hossain Jamadar and Sahabia Hossain Jamadar who became entitled to and seized and possessed of a portion of 15.50 Decimals as their share out of the said 61 Decimals.

And whereas said Sarwar Hossain Jamadar and Sahabia Hossain Jamadar sold, transferred and conveyed their share of the said land admeasuring 15.50 Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, 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 Biswanath Adhikary, by a registered Sale Deed dated 21.09.1998 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. 1, Volume no. 33, Pages- 443 to 447, Being no. 3035 for the year 2000.

And whereas said Biswanath Adhikary died intestate leaving behind him surviving his wife and two daughters namely, Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Biswanath Adhikary by way of inheritance.

And whereas Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary sold, transferred and conveyed the said land admeasuring 15.50 (actual share 14.5) Decimals out of 61 Decimals in R.S. Dag no. 301, under R.S. Khatian No. 601, L.R. Khatian no. 1306, lying and situated at Mouza Bhasa, J.L. No. 20, R.S. No. 92, Touzi No. 14, Pargana Magura,

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Police Station Bishnupur, under Paschim Bishnupur Gram Panchayet, Dist. South 24 Parganas unto and in favour of Ashiana Vinimay Pvt. Ltd., and the same was duly confirmed by Joyotu Land Development Pvt. Ltd. by a registered Sale Deed dated 07.02.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume no. 2, Pages- 2148 to 2169, Being no. 481 for the year 2010.

R.S. Dag No. 302 (10.33)

Whereas one Rashmoni Bibi was the absolute owner, seized and possessed of or otherwise well and sufficiently entitled of all that piece and parcel of land admeasuring 23.66 Decimals (Sataks) out of 71 Decimals in R.S. Dag no. 302& 303, under R.S. Khatian No. 320/1, 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 Rashmoni Bibi gifted and transferred the said land admeasuring 23.66 Decimals (Sataks) out of 71 Decimals in R.S. Dag no. 302& 303, under R.S. Khatian No. 320/1, 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 Subid Ali Mollah by a Gift Deed dated 13.12.1975 the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. I, Being no. 13389 for the year 1975.

And whereas said Subid Ali Mollah sold, transferred and conveyed a part of the said land admeasuring 10.33 Decimals in R.S. Dag no. 302 corresponding to L.R. Dag No. 308, under R.S. Khatian No. 320/1, L.R. Khatian No. 1359, 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 17.10.2011 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume no. 25, Pages-3368 to 3382, Being no. 7658 for the year 2011.

And whereas Bhattar Infrastructure Pvt. Ltd. exchanged and transferred a part of the said land admeasuring 2.47 Decimals out of 10.33 Decimals in R.S. Dag no. 302 corresponding to L.R. Dag No. 308, along with other plots of land, under R.S. Khatian No. 320/1, L.R. Khatian No. 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 unto and in favour of Ashiana Vinimay Pvt. Ltd. By a Deed of Exchange dated 14.09.2018 and the same was duly registered with office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2018, Pages 135038 to 135065, Being no. 161305686 for the year 2018.

R.S. Dag no. 305 (43.75)

Whereas one Md. Ali Molla was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 30 Decimals (Sataks) R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land along with other plots of land, under L.R. Khatian No. 958, 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 a amicable settlement.

And whereas said Md. Ali Molla sold, transferred and conveyed the said land admeasuring 30 Decimals (Sataks) R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land along with other plots of land, under L.R. Khatian No. 958, 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 Biswanath Adhikary, by a registered Sale Deed dated 07.07.1998 and the same was duly registered with the office of Additional District Sub Registrar, Bishnupur and recorded in Book No. 1, Volume no. 17, Pages- 309 to 314, Being no. 1089 for the year 1998.

And whereas said Biswanath Adhikary died intestate leaving behind him surviving his wife and two daughters namely, Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Biswanath Adhikary by way of inheritance.

And whereas Chandra Adhikary, Tanusree Mukherjee and Amrita Adhikary sold, transferred and conveyed the said land admeasuring 30 Decimals (Sataks) R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land along with other plots of land, under L.R. Khatian No. 958, 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 Ashiana Vinimay Pvt. Ltd., and the same was duly confirmed by Joyotu Land Development Pvt. Ltd. by a registered Sale Deed dated 07.02.2007 and the same was duly registered with the office of Additional Registrar of Assurances, Kolkata and recorded in Book No. 1, CD Volume no. 2, Pages- 7577 to 7597, Being no. 716 for the year 2010.

Whereas one Ershad Hossain Zamadar was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 17.5 Decimals (Sataks) in R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land, under L.R. Khatian No. 271, 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 a part by way of recorded owner and another part by way of Gift Deed dated 04.07.1989 and the same was duly registered with the office of Additional District Sub-Registrar Bishnupur and recorded in Book No. 1, Volume no. 46, Pages 71 to 78, Being no. 3908 for the year 1989 from one Chhapatan Bibi.

And whereas Ershad Hossain Zamadar sold, transferred and conveyed a part of the said land admeasuring 6.75 Decimals (Sataks) in R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land, under L.R. Khatian No. 271, 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 Ajit Kumar Bajpai, and the same was duly confirmed by M/s. Suvadip Construction Company Pvt. Ltd. by a registered Sale Deed dated 07.07.1997 and the same was duly registered with the office of Additional District sub Registrar of Bishnupur, and recorded in Book No. 1, Volume no. 24, Pages- 73 to 86, Being no. 2005 for the year 1997.

And whereas said Ajit Kumar Bajpai sold, transferred and conveyed the said land admeasuring 6.75 Decimals (Sataks) in R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land, under L.R. Khatian No. 271, 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. Kailashdham Commercial Pvt. Ltd., by a registered Sale Deed dated 13.05.2014 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. 1, CD Volume No. 17, Pages- 1551 to 1565, Being no. 3470 for the year 2014.

And whereas Ershad Hossain Zamadar sold, transferred and conveyed another part of the said land admeasuring 6.75 Decimals (Sataks) actual measurement 7 Decimals in R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land, under L.R. Khatian No. 271, 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 Vineeta Mukherjee, and the same was duly confirmed by M/s. Suvadip Construction Company Pvt. Ltd. by a registered Sale Deed dated 07.07.1997

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and the same was duly registered with the office of Additional District sub Registrar of Bishnupur, and recorded in Book No. I, Being no. 2006 for the year 1997.

And whereas said Vineeta Mukherjee sold, transferred and conveyed the said land admeasuring 7 Decimals in R.S. Dag no. 305 corresponding to L.R. Dag No. 311 of Sali land, under L.R. Khatian No. 3048, 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. Kailashdham Commercial Pvt. Ltd., by a registered Sale Deed dated 16.07.2014 and the same was duly registered with the office of District Sub Registrar Alipore and recorded in Book No. I, CD Volume No. 30, Pages- 2306 to 2320, Being no. 5337 for the year 2014.

And Whereas in the manner the said Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., Kailashdham Commercial Pvt. Ltd. are the joint owners, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 247.61 Decimals be the same little more or less in R.S. Dag Nos. 269, 270, 271, 273, 283, 284, 301, 302 & 305 corresponding to L.R. Dag Nos. 274, 275, 276, 278, 288, 289, 307, 308 & 311 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., Ashiana Vinimay Pvt. Ltd., Kailashdham Commercial Pvt. Ltd. entered into Development Agreement dated 09.05.2016 with New Age Nirman LLP for the purpose of development and construction of a multistoried building upon a part of the said land 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 and appointed the said 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.

And whereas said Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., Kailashdham Commercial Pvt. Ltd. entered into Development Agreement dated 30.11.2018 with New Age Nirman LLP for the purpose of development and construction of a multistoried building upon another part of the said land and the same was duly registered with the office of Additional Registrar of Assurances I Kolkata and recorded in Book No. I, Volume No. 1901-2018, Pages 390477 to 390593, Being No. 190109391 for the year 2018.

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 10.12.2018 and appointed the said 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. 1903-2018, Pages 214281 to 214328, Being No. 190307511 for the year 2018.

And whereas in pursuance of aforesaid Development Agreements the developer developed the said land in various phase out of which a part of land measuring 118.71 Decimals in R.S. Dag Nos. 269, 270, 271, 273, 283, 284, 301, 302 & 305 corresponding to L.R. Dag Nos. 274, 275, 276, 278, 288, 289, 307, 308 & 311 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 developed in Phase III.

RAJIB GANGULY


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

RAJIB GANGULYAdvocate
HIGH COURT AT CALCUTTA**CHAMBER :**ROOM NO 3 D, THIRD FLOOR
DELTA HOUSE
4, GOVT PLACE (NORTH)
KOLKATA - 700001(Mob): 8910767790
9830363551**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 2003 to 2022 and Registrar of Assurances at Kolkata for the period of 2003 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., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., M/s. Kailashdham Commercial 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. 10th Civil Judge Sr. Division 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., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., M/s. Kailashdham Commercial Pvt. Ltd. from 2006 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.

RAJIB GANGULY

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

High Court, Calcutta.