

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: 11.02.2021

I. PROJECT:- "SWAYAM CITY PHASE IV"

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.

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 144.31 Decimals be the same little more or less out of which land admeasuring 20 Decimals in R.S. Dag No. 241 corresponding to L.R. Dag No. 246, land admeasuring 18.79 Decimals in R.S. Dag No. 242 corresponding to L.R. Dag No. 247, land admeasuring 11.58 Decimals in R.S. Dag No. 273 corresponding to L.R. Dag No. 278, land admeasuring 33 Decimals in R.S. Dag No. 274 corresponding to L.R. Dag No. 279, land admeasuring 50 Decimals in R.S. Dag No. 275 corresponding to L.R. Dag No. 280, land admeasuring 6.93 Decimals in R.S. Dag No. 276 corresponding to L.R. Dag No. 281, land admeasuring 4 Decimals in R.S. Dag No. 277 corresponding to L.R. Dag No. 282, land admeasuring 0.01 Decimals in R.S. Dag No. 278 corresponding to L.R. Dag No. 283, under R.S. Khatian Nos. 364, 548, 307, 264, 252, 256 & 255, L.R. Khatian Nos. 1127, 314, 392, 689, 3026, 2080, 2077, 2079, 2078, 2076, 730, 650, 598, 891 & 787, New L.R. Khatian nos. 3026, 2390 & 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.

V. DOCUMENTS PERUSED:

1. Photocopy of Certified copy of Sale Deed dated 15.09.1972 between Jogendra Nath Rong and Charan Chandra Mondal, Palan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal, Balai Chandra Mondal, duly registered with the office of Additional District Sub

- Registrar at Bishnupur and recorded in Book No. I, Volume No. 89, Pages- 142 to 144, Being no. 8705 for the year 1972.
2. Photocopy of Certified copy of Sale Deed dated 01.10.1974 between Sadhan Chandra Rong and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal, Balai Chandra Mondal, duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 147, Pages- 145 to 147, Being no. 12677 for the year 1974.
 3. Photocopy of Certified copy of Sale Deed dated 01.11.1976 between Sudhir Chandra Rong and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal, Balai Chandra Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 21, Pages- 288 to 290, Being no. 8938 for the year 1976.
 4. Photocopy of Sale Deed dated 29.08.1979 between Romjan Ali Molla, Abed Ali Molla, Sahajahan Molla, Sultan Ali Molla, Sirajul Molla, Necharan Bibi and Kader Ali Molla duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 64, Pages- 210 to 213, Being no. 5713 for the year 1979.
 5. Photocopy of Certified copy of Sale Deed dated 05.05.1982 between Panchu Charan Bhowmik and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal, Balai Chandra Mondal, duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 46, Pages- 381 to 392, Being no. 3469 for the year 1982.
 6. Photocopy of Certified copy of Sale Deed dated 31.08.1985 between Bechu Lal Rong, Jasoda Bala Malik and Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal, Balai Chandra Mondal, duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 53, Pages- 147 to 151, Being no. 4931 for the year 1985.
 7. Photocopy of Family Settlement Deed dated 30.09.1993 between Ajit Dhali and Fozlu Huq Dhali, Aaynal Huq Dhali alias Aynal Dhali, Joynal Huq Dhali, Asgar Dhali and Baburali Dhali duly registered with the office of Sub Registrar Bishnupur and recorded in Book No. I, Being no. 5891 for the year 1993.
 8. 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.
 9. 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.
 10. Photocopy of Certified copy of Sale Deed dated 22.09.1995 between Janab Ekin Box Molla and Suvadip Construction Co. Pvt. Ltd., Book No. I, Volume no. 33, Pages- 151 to 164, Being no. 2754 for the year 1995.
 11. 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.
 12. Photocopy of Sale Deed dated 20.09.2005 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, Volume no. 20, Pages- 588 to 602, Being no. 2421 for the year 2006.
 13. Photocopy of Sale Deed dated 20.09.2005 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

14. Photocopy of Sale Deed dated 17.10.2006 between Ashima Khan nee Rong and Joyotu Land and Development Pvt. Ltd., duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 530 for the year 2007.
15. Photocopy of Sale Deed dated 25.06.2007 between Joyotu Land and 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- 2963 to 2979, Being no. 9710 for the year 2009.
16. Photocopy of General Power of Attorney dated 13.07.2007 executed by Charan Chandra Mondal, Palan Chandra Mondal in favour of Hemanta Nandi and the same was duly registered with the office of Additional Registrar of Assurances III and recorded in Book No. IV, Volume no. 68, Pages 215 to 228, Being no. 3896 for the year 2007.
17. Photocopy of Sale Deed dated 04.02.2008 between Charan Chandra Mondal 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.
18. Photocopy of Sale Deed dated 05.08.2008 between Rupchand Mondal, Kanai Mondal and M/s. Paharpur Cooling Tower 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.
19. Photocopy of Sale Deed dated 26.08.2008 between Balai Chandra Mondal and M/s. Paharpur Cooling Tower 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.
20. 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- 3510 to 3529, Being no. 3104 for the year 2008.
21. 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.
22. Photocopy of Sale Deed dated 13.10.2010 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. I, CD Volume No. 8, Pages- 2834 to 2846, Being no. 2188 for the year 2010.
23. Photocopy of Sale Deed dated 16.12.2010 between Abususddin Molla, Nurnabi Molla, Nur Hossain Molla Ali, Fatema Bewa, Asma Naskar, Karima Sardar, Rahima Bibi and Trimline Distributors and Management Pvt. Ltd., duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 32, Pages- 1696 to 1713, Being no. 9358 for the year 2010.
24. 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, 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. I, CD Volume No. 27, Pages- 4620 to 4640, Being no. 8012 for the year 2010.
25. Photocopy of Sale Deed dated 02.11.2012 between Trimline Distributors and Management Pvt. Ltd. and M/s. Paharpur Cooling Tower Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 19, Pages- 5658 to 5677, Being no. 7061 for the year 2012.
26. Photocopy of Sale Deed dated 02.11.2012 between Trimline Distributors and Management Pvt. Ltd. and Paharpur Cooling Towers Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 19, Pages- 5641 to 5657, Being no. 7060 for the year 2012.

27. Photocopy of Sale Deed dated 02.11.2012 between Trimline Distributors and Management Pvt. Ltd. and Paharpur Cooling Towers Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. 1, Volume no. 19, Pages- 5678 to 5694, Being no. 7062 for the year 2012.
28. Photocopy of Sale Deed dated 02.11.2012 between M/s. Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. 1, CD Volume no. 20, Pages- 108 to 125, Being no. 7085 for the year 2012.
29. Photocopy of Sale Deed dated 02.11.2012 between M/s. Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. 1, CD Volume No. 20, Pages- 210 to 226, Being no. 7089 for the year 2012.
30. Photocopy of Sale Deed dated 20.11.2012 between Naba Kumar Rong, Dudh Kumar Rong 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. 32, Pages- 319 to 333, Being no. 9037 for the year 2012.
31. Photocopy of Sale Deed dated 20.11.2012 between Phool Kumar Rong, Mangala Rong 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. 32, Pages- 334 to 348, Being no. 9038 for the year 2012.
32. Photocopy of Sale Deed dated 02.11.2012 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. 1, CD Volume No. 20, Pages- 158 to 175, Being no. 7092 for the year 2012.
33. Photocopy of Sale Deed dated 02.11.2012 between M/s. Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. 1, CD Volume No. 20, Pages- 90 to 107, Being no. 7091 for the year 2012.
34. Photocopy of Sale Deed dated 02.11.2012 between Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. 1, CD Volume No. 20, Pages- 192 to 209, Being no. 7087 for the year 2012.
35. Photocopy of Sale Deed dated 19.08.2013 between M/s. Paharpur Cooling Tower Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. 1, CD Volume No. 11, Pages- 1937 to 1952, Being no. 4608 for the year 2013.
36. Photocopy of Sale Deed dated 19.08.2013 between M/s. Paharpur Cooling Tower Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. 1, CD Volume No. 11, Pages- 1892 to 1906, Being no. 4604 for the year 2013.
37. Photocopy of Sale Deed dated 19.08.2013 between M/s. Paharpur Cooling Tower Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. 1, CD Volume No. 11, Pages- 1922 to 1936, Being no. 4607 for the year 2013.
38. Photocopy of Sale Deed dated 19.08.2013 between M/s. Paharpur Cooling Tower Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. 1, CD Volume No. 11, Pages- 1877 to 1891, Being no. 4603 for the year 2013.
39. Photocopy of Sale Deed dated 19.08.2013 between Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. 1, CD Volume no. 11, Pages- 1907 to 1921, Being no. 4606 for the year 2013.
40. Photocopy of Sale Deed dated 19.08.2013 between Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub

Registrar at Bishnupur and recorded in Book No. I, CD Volume no. 11, Pages- 2007 to 2021, Being no. 4602 for the year 2013.

41. Photocopy of Sale Deed dated 19.08.2013 between Paharpur Cooling Towers Ltd. and Bhattar Infrastructure Pvt. Ltd., duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume no. 11, Pages- 1862 to 1876, Being no. 4605 for the year 2013.
42. Photocopy of Certified copy of Deed of Exchange dated 25.06.2015 between Baburali Dhali and Trimline Distributors and Management Pvt. Ltd. duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613, Pages- 34034 to 34051, Being no. 161304729 for the year 2015.
43. Photocopy of Sale Deed dated 25.06.2015 between Baburali Dhali and Trimline Distributors and Management Pvt. Ltd. duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613, Pages- 35292 to 35311, Being no. 161304526 for the year 2015.
44. Photocopy of Sale Deed dated 16.05.2016 between Aaynal Huq Dhali alias Aynal Dhali and Trimline Distributors and Management Pvt. Ltd. the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 59612 to 59635, Being no. 161302593 for the year 2016.
45. Photocopy of Sale Deed dated 21.09.2016 between Asgar Dhali and Trimline Distributors and Management Pvt. Ltd. duly confirmed by Khokon Ali Molla 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- 111948 to 111973, Being no. 161305016 for the year 2016.
46. Photocopy of Sale Deed dated 04.10.2016 between Joynal Huq Dhali and Trimline Distributors and Management Pvt. Ltd. duly confirmed by Khokon Ali Molla 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- 117276 to 117300, Being no. 161305341 for the year 2016.
47. Photocopy of Sale Deed dated 19.01.2016 between Fozlu Huq Dhali and Trimline Distributors and Management Pvt. Ltd. duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613-2016, Pages- 6840 to 6863, Being no. 161300261 for the year 2016.
48. 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.
49. 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.
50. 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.
51. 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.
52. Photocopy of Conversion Certificate from Sali to Housing Complex.

53. Photocopy of application for conversion for balance land.
54. Photocopy of R.S. Porchas.
55. Photocopy of L.R. Porcha.
56. Photocopy of MOA of Trimline Distributors and Management Pvt. Ltd.
57. Photocopy of MOA of Bhattar Infrastructure Pvt. Ltd.
58. Photocopy of Registration certificate of Project issued by West Bengal Housing Industry Regulatory Authority.
59. Draft Agreement for Sale.

VI. DEVOLUTION OF TITLE:

R.S. Dag No. 241 & 242

Whereas Panchu Charan Bhowmik was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 20 Decimals (Sataks) in R.S. Dag no. 241 and 19 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364, 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 Panchu Charan Bhowmik sold, transferred and conveyed of all that piece and parcel of land admeasuring 20 Decimals (Sataks) in R.S. Dag no. 241, 19 Decimals (Sataks) in R.S. Dag no. 242, 6 Decimals (Sataks) in R.S. Dag no. 249 of Sali land, under R.S. Khatian No. 364, 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 05.05.1982 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- 381 to 392, Being no. 3469 for the year 1982.

And Whereas said Charan Chandra Mondal & Ors sold, transferred and conveyed his share of land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 241 and 4.75 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364, 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- 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 5 Decimals (Sataks) in R.S. Dag no. 241 and 4.75 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364, 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 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 and Management Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 241 and 4.75 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364, 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. Paharpur Cooling Tower Ltd., by a registered Sale Deed dated 02.11.2012 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 19, Pages- 5658 to 5677, Being no. 7061 for the year 2012.

RAJIB GANGULY

 Advocate

High Court, Calcutta

Enrolment No- WB/1247/1999

And whereas said M/s. Paharpur Cooling Tower Ltd. sold, transferred and conveyed the said land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 241 and 4.75 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364, 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 19.08.2013 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 11, Pages- 1937 to 1952, Being no. 4608 for the year 2013.

And Whereas said Rupchand Mondal and Kanailal Mondal sold, transferred and conveyed their share of land admeasuring 10 Decimals (Sataks) in R.S. Dag no. 241 and 9.50 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364 corresponding to L.R. Khatian no. 1127, 314, 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. Paharpur Cooling Tower 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 Tower Ltd. sold, transferred and conveyed the said land admeasuring 10 Decimals (Sataks) in R.S. Dag no. 241 of Sali land, under R.S. Khatian No. 364 corresponding to L.R. Khatian no. 1127, 314, 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 19.08.2013 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 11, Pages- 1892 to 1906, Being no. 4604 for the year 2013.

And whereas said M/s. Paharpur Cooling Tower Ltd. sold, transferred and conveyed the said land admeasuring 9.50 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364 corresponding to L.R. Khatian no. 1127, 314, 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 19.08.2013 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 11, Pages- 1922 to 1936, Being no. 4607 for the year 2013.

And Whereas said Balai Chandra Mondal sold, transferred and conveyed his share of land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 241 and 4.75 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364, 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. Paharpur Cooling Tower 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 Tower Ltd. sold, transferred and conveyed the said land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 241 and 4.75 Decimals (Sataks) in R.S. Dag no. 242 of Sali land, under R.S. Khatian No. 364, 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 19.08.2013 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 11, Pages- 1877 to 1891, Being no. 4603 for the year 2013.

RAJIB GANGULY

R.S. Dag No. 273

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

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 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 total 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, Volume no. 20, Pages- 588 to 602, 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 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 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. 8, Pages- 2834 to 2846, Being no. 2188 for the year 2010.

R.S. Dag No. 274

Whereas Romjan Ali Molla, Abed Ali Molla, Sahajahan Molla, Sultan Ali Molla, Sirajul Molla and Necharan Bibi sold, transferred and conveyed of all that piece and parcel of land admeasuring 22 Decimals out of 44 Decimals in R.S. Dag No. 274, under R.S. Khatian No.

Advocate

High Court, Calcutta

Enrolment No- WB/1247/1995

307, 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 Kader Ali Molla by a registered Sale Deed dated 29.08.1979 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 64, Pages- 210 to 213, Being no. 5713 for the year 1979.

And Whereasin the Records of Right under the Revisional Settlement the said Kader Ali Molla was shown as Holding of R.S. Dag No. 274, under R.S. Khatian No. 307, 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, measuring 22 Decimal (Sataks) out of 44 Decimals of Sali land.

And whereas said Kader Ali Molla died intestate leaving behind him surviving his sons and daughters namely, Abususddin Molla, Nurnabi Molla, Nur Hossain Molla Ali, Fatema Bewa, Asma Naskar, Karima Sardar, Rahima Bibi as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Kader Ali Molla by way of inheritance.

And whereas said Abususddin Molla, Nurnabi Molla, Nur Hossain Molla Ali, Fatema Bewa, Asma Naskar, Karima Sardar, Rahima Bibi sold, transferred and conveyed the said land admeasuring 22 Decimals (Sataks) in R.S. Dag No. 274, along with other plots of land, under R.S. Khatian No. 307, 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 16.12.2010 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 32, Pages- 1696 to 1713, Being no. 9358 for the year 2010.

And whereas said Trimline Distributors and Management Pvt. Ltd. sold, transferred and conveyed a part of the said land admeasuring 17 Decimals out of 22 Decimals (Sataks) in R.S. Dag No. 274, under R.S. Khatian No. 307, L.R. Khatian No. 3026, 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 Paharpur Cooling Towers Ltd., by a registered Sale Deed dated 02.11.2012 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume No. 19, Pages- 5641 to 5657, Being no. 7060 for the year 2012.

And whereas said Paharpur Cooling Towers Ltd. sold, transferred and conveyed a part of the said land admeasuring 7 Decimals out of 17 Decimals which arising out of 22 Decimals (Sataks) in R.S. Dag No. 274, under R.S. Khatian No. 307, L.R. Khatian No. 3026, 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 19.08.2013 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume no. 11, Pages- 1907 to 1921, Being no. 4606 for the year 2013.

And whereas said Paharpur Cooling Towers Ltd. sold, transferred and conveyed another part of the said land admeasuring 10 Decimals out of 17 Decimals which arising out of 22 Decimals (Sataks) in R.S. Dag No. 274, under R.S. Khatian No. 307, L.R. Khatian No. 3026, 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 19.08.2013 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume no. 11, Pages- 2007 to 2021, Being no. 4602 for the year 2013.

Whereas one Suvadip Construction Co. Pvt. Ltd. was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 274 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 264, L.R. Khatian No. 262, 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 a Sale Deed dated 22.09.1995 and recorded in Book No. I, Volume no. 33, Pages- 151 to 164, Being no. 2754 for the year 1995.

And whereas said Suvadip Construction Co. Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 274 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 264, L.R. Khatian No. 262, 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 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 11 Decimals (Sataks) in R.S. Dag no. 274 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 264, L.R. Khatian No. 262, 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, Volume no. 20, Pages- 588 to 602, Being no. 2421 for the year 2006.

And whereas said Desire Agro Resorts Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 274 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 264, L.R. Khatian No. 262, 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 and the same was duly registered with the office of District Sub-Registrar at Alipore and recorded in Book No. I, Being no. 2188 for the year 2010.

And whereas said Trimline Distributors and Management Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 274 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 264, L.R. Khatian No. 3026, 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 Paharpur Cooling Towers Ltd., by a registered Sale Deed dated 02.11.2012 and the same was duly registered with the office of Additional District Sub-Registrar at Bishnupur and recorded in Book No. I, Volume no. 19, Pages- 5678 to 5694, Being no. 7062 for the year 2012.

And whereas said Paharpur Cooling Towers Ltd. sold, transferred and conveyed another part of the said land admeasuring 11 Decimals (Sataks) in R.S. Dag no. 274 corresponding to L.R. Dag No. 278, under R.S. Khatian No. 264, L.R. Khatian No. 3026, 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 19.08.2013 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume no. 11, Pages- 1862 to 1876, Being no. 4605 for the year 2013.

R.S. Dag no. 275

Whereas Ajit Dhali was the absolute recorded owner, seized and possessed of all that piece and parcel of land admeasuring 50 Decimals (Sataks) in R.S. Dag no. 275 under R.S. Khatian No. 852, 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 Ajit Dhali settled and transferred the said land admeasuring 50 Decimals (Sataks) in R.S. Dag no. 275 under R.S. Khatian No. 852 unto and in favour of his sons

namely, Fozlu Huq Dhali, Aaynal Huq Dhali alias Aynal Dhali, Joynal Huq Dhali, Asgar Dhali and Baburali Dhali by a Family Settlement Deed dated 30.09.1993 and the same was duly registered with the office of Sub Registrar Bishnupur and recorded in Book No. I, Being no. 5891 for the year 1993.

And whereas said Baburali Dhali exchanged, transferred and conveyed a part of the said land admeasuring 8.25 Decimals (Sataks) out of 10 Decimals in R.S. Dag no. 275 corresponding to L.R. Dag No. 280, under L.R. Khatian No. 2080, 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 Deed of Exchange dated 25.06.2015 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613, Pages- 34034 to 34051, Being no. 161304729 for the year 2015.

And whereas said Baburali Dhali sold, transferred and conveyed another part of the said land admeasuring 1.75 Decimals (Sataks) out of 10 Decimals in R.S. Dag no. 275 corresponding to L.R. Dag No. 280, under L.R. Khatian No. 2080, 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 25.06.2015 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 1613, Pages- 35292 to 35311, Being no. 161304526 for the year 2015.

And whereas said Aaynal Huq Dhali alias Aynal Dhali sold, transferred and conveyed his share of the land admeasuring 10 Decimals in R.S. Dag no. 275 corresponding to L.R. Dag No. 280, under L.R. Khatian No. 2077, 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 16.05.2016 and the same was duly confirmed by Khokon Ali Molla 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- 59612 to 59635, Being no. 161302593 for the year 2016.

And whereas said Asgar Dhali sold, transferred and conveyed his share of the land admeasuring 10 Decimals in R.S. Dag no. 275 corresponding to L.R. Dag No. 280, under L.R. Khatian No. 2079, 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 21.09.2016 and the same was duly confirmed by Khokon Ali Molla 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- 111948 to 111973, Being no. 161305016 for the year 2016.

And whereas said Joynal Huq Dhali sold, transferred and conveyed his share of the land admeasuring 10 Decimals in R.S. Dag no. 275 corresponding to L.R. Dag No. 280, under L.R. Khatian No. 2078, 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 04.10.2016 and the same was duly confirmed by Khokon Ali Molla 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- 117276 to 117300, Being no. 161305341 for the year 2016.

And whereas said Fozlu Huq Dhali sold, transferred and conveyed his share of the land admeasuring 10 Decimals in R.S. Dag no. 275 corresponding to L.R. Dag No. 280, under L.R. Khatian No. 2076, 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

19.01.2016 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- 6840 to 6863, Being no. 161300261 for the year 2016.

R.S. Dag no. 276

Whereas Panchu Charan Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 17.20 Decimals (Sataks) in R.S. Dag no. 276 corresponding to L.R. Dag No. 281, under L.R. Khatian No. 730, 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 Panchu Charan Rong died intestate leaving behind him surviving his wife, son and daughter namely, Pachubala Rong, Sanatan Rong and Ashima Khan nee Rong as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Panchu Charan Rong by way of inheritance and thus each of them became the owner of 1/3rd share of the said land.

And whereas said Ashima Khan nee Rong sold, transferred and conveyed her undivided share of land admeasuring 5.74 Decimals (Sataks) in R.S. Dag no. 276 corresponding to L.R. Dag No. 281, under L.R. Khatian No. 730, 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 and Development Pvt. Ltd., by a registered Sale Deed dated 17.10.2006 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Being no. 530 for the year 2007.

And whereas said Joyotu Land and Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 5.74 Decimals (Sataks) in R.S. Dag no. 276 corresponding to L.R. Dag No. 281, under L.R. Khatian No. 730, 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 Triline 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- 2963 to 2979, Being no. 9710 for the year 2009.

Whereas one Sudhir Chandra Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 8.6 Decimals (Sataks) in R.S. Dag no. 276 corresponding to L.R. Dag No. 281, under R.S. Khatian No. 252, 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 Sudhir Chandra Rong sold, transferred and conveyed the said land admeasuring 8.6 Decimals (Sataks) in R.S. Dag no. 276 corresponding to L.R. Dag No. 281, under R.S. Khatian No. 252, 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 Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal, by a registered Sale Deed dated 01.11.1976 and the same was duly registered with the office of Additional District Sub Registrar Bishnupur and recorded in Book No. I, Volume no. 21, Pages- 288 to 290, Being no. 8938 for the year 1976.

And whereas by a family arrangement and/or partition said Charan Chandra Mondal was allotted of the land measuring 2.15 Decimals in R.S. Dag no. 276, under R.S. Khatian No. 252, 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.

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And whereas said Charan Chandra Mondal & Ors sold, transferred and conveyed his undivided share of land admeasuring 2.15 Decimals in R.S. Dag no. 276, under R.S. Khatian No. 252, 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 and 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 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 2.15 Decimals in R.S. Dag no. 276, under R.S. Khatian No. 252, 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 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 Balai Mondal sold, transferred and conveyed his undivided share of the said land admeasuring 2.15 Decimals out of 8.60 Decimals (Sataks) in R.S. Dag no. 276, under R.S. Khatian No. 252, 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. 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. 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 2.15 Decimals out of 8.60 Decimals (Sataks) in R.S. Dag no. 276, under R.S. Khatian No. 252, 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 02.11.2012 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume no. 20, Pages- 108 to 125, Being no. 7085 for the year 2012.

And whereas said Rupchand Mondal and Kanai Mondal sold, transferred and conveyed their undivided share of the said land admeasuring 4.3 Decimals out of 8.60 Decimals (Sataks) in R.S. Dag no. 276, under R.S. Khatian No. 252, 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. Paharpur Cooling Towers Ltd., by a Sale Deed dated 05.08.2008 the same was duly registered with the office of Additional District Sub-Registrar 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 4.3 Decimals out of 8.60 Decimals (Sataks) in R.S. Dag no. 276, under R.S. Khatian No. 252, 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 02.11.2012 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 20, Pages- 210 to 226, Being no. 7089 for the year 2012.

Whereas one Sanatan Rang was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 8.6 Decimals (Sataks) in R.S. Dag no. 276 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 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 8.6 Decimals (Sataks) in R.S. Dag no. 276 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 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. 1, CD Volume No. 27, Pages- 4620 to 4640, Being no. 8012 for the year 2010

Whereas one Naba Kumar Rong was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 276, under L.R. Khatian No. 650, 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 one Dudh Kumar Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 276, under L.R. Khatian No. 598, 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 Naba Kumar Rong and Dudh Kumar Rong sold, transferred and conveyed the said total land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 276 corresponding to L.R. Dag No. 281, under L.R. Khatian No. 650 & 598, 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 20.11.2012 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. 1, CD Volume No. 32, Pages- 319 to 333, Being no. 9037 for the year 2012.

Whereas one Phool Kumar Rong was the recorded owner, seized and possessed of all that piece and parcel of land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 276, under L.R. Khatian No. 787, 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 one Mangala Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 276, under L.R. Khatian No. 891, 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 Phool Kumar Rong and Mangala Rong sold, transferred and conveyed the said total land admeasuring 4 Decimals (Sataks) in R.S. Dag no. 276 corresponding to L.R. Dag No. 281, under L.R. Khatian No. 891 & 787, 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 20.11.2012 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. 1, CD Volume No. 32, Pages- 334 to 348, Being no. 9038 for the year 2012.

R.S. Dag No. 277

Whereas one Panchu Charan Rang was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 7 Decimals (Sataks) in R.S. Dag no. 277

RAJIB GANGULY

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

corresponding to L.R. Dag No. 282, under L.R. Khatian No. 730, 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 Panchu Charan Rang died intestate leaving behind him surviving his wife, one son and one daughter namely, Pachubala Rong, Sanatan Rong and Ashima Khan nee Rong as his legal heirs, successors and representatives and thus they became the joint owners of the said estates left by said Panchu Charan Rang by way of inheritance and thus each of them became owner of 1/3rd share of the said land.

And whereas said Ashima Khan nee Rong sold, transferred and conveyed her share of the said land admeasuring 2.34 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under L.R. Khatian No. 730, 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 17.10.2006 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Being no. 530 for the year 2007.

And whereas said Joyotu Land Development Pvt. Ltd. sold, transferred and conveyed the said land admeasuring 2.34 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under L.R. Khatian No. 730, 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 Additional Registrar of Assurances, Kolkata and recorded in Book No. I, CD Volume No. 22, Pages- 2963 to 2979, Being no. 9710 for the year 2009.

Whereas one Sudhir Chandra Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 7.2 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under R.S. Khatian No. 256, 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 Sudhir Chandra Rong sold, transferred and conveyed the said land admeasuring 7.2 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under R.S. Khatian No. 256, 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 Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal, by a registered Sale Deed dated 01.11.1976 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 21, Pages- 288 to 290, Being no. 8938 for the year 1976.

And whereas said Charan Chandra Mondal & Ors sold, transferred and conveyed of his share of land admeasuring 1.8 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under R.S. Khatian No. 256, 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- 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 1.8 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under R.S. Khatian No. 256, 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 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.

Whereas one Sanatan Rang was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 7.2 Decimals (Sataks) in R.S. Dag no. 277 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 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 7.2 Decimals (Sataks) in R.S. Dag no. 277 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 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.

And whereas said Rupchand Mondal and Kanai Mondal sold, transferred and conveyed their undivided share of the said land admeasuring 3.6 Decimals (Sataks) in R.S. Dag no. 277, under R.S. Khatian No. 256, 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. Paharpur Cooling Towers Ltd., by a Sale Deed dated 05.08.2008 the same was duly registered with the office of Additional District Sub-Registrar 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 3.6 Decimals (Sataks) in R.S. Dag no. 277, under R.S. Khatian No. 256, 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 02.11.2012 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 20, Pages- 210 to 226, Being no. 7089 for the year 2012.

And whereas said Balai Mondal sold, transferred and conveyed his undivided share of the said land admeasuring 1.8 Decimals (Sataks) in R.S. Dag no. 277, under R.S. Khatian No. 256, 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. Paharpur Cooling Towers Ltd., by a Sale Deed dated 26.08.2008 the same was duly registered with the office of Additional District Sub-Registrar 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 1.8 Decimals (Sataks) in R.S. Dag no. 277, under R.S. Khatian No. 256, 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 02.11.2012 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 20, Pages- 108 to 125, Being no. 7085 for the year 2012.

Whereas one Naba Kumar Rong was the absolute recorded owner, seized and possessed of all that piece and parcel of land admeasuring 3 Decimals (Sataks) in R.S. Dag no. 277, under L.R. Khatian No. 650, 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 one Dudh Kumar Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 3 Decimals (Sataks) in R.S. Dag no. 277, under L.R. Khatian No. 598, 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 Naba Kumar Rong and Dudh Kumar Rong sold, transferred and conveyed the said total land admeasuring 6 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under L.R. Khatian No. 650 & 598, 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 20.11.2012 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- 319 to 333, Being no. 9037 for the year 2012.

Whereas one Phool Kumar Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 3 Decimals (Sataks) in R.S. Dag no. 277, under L.R. Khatian No. 787, 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 one Mangala Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 2 Decimals (Sataks) in R.S. Dag no. 277, under L.R. Khatian No. 891, 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 Phool Kumar Rong and Mangala Rong sold, transferred and conveyed the said total land admeasuring 5 Decimals (Sataks) in R.S. Dag no. 277 corresponding to L.R. Dag No. 282, under L.R. Khatian No. 891 & 787, 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 20.11.2012 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- 334 to 348, Being no. 9038 for the year 2012.

R.S. Dag No. 278

Whereas one Jogendra Nath Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 18 Decimals (Sataks) in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Jogendra Nath Rong sold, transferred and conveyed the said land admeasuring 18 Decimals (Sataks) in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Charan Chandra Mondal, Palan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal, by a registered Sale Deed dated 15.09.1972 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 89, Pages- 142 to 144, Being no. 8705 for the year 1972.

Whereas one Sadhan Chandra Rong was the absolute owner, seized and possessed of all that piece and parcel of land admeasuring 6 Decimals (Sataks) in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Sadhan Chandra Rong sold, transferred and conveyed the said land admeasuring 6 Decimals (Sataks) in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal, by a registered Sale Deed dated 01.10.1974 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 147, Pages- 145 to 147, Being no. 12677 for the year 1974.

Whereas one Bechu Lal Rong and Jasoda Bala Malik were the joint owners, seized and possessed of all that piece and parcel of land admeasuring 12 Decimals (Sataks) in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Bechu Lal Rong and Jasoda Bala Malik sold, transferred and conveyed the said land admeasuring 12 Decimals (Sataks) in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Charan Chandra Mondal, Rup Chand Mondal, Kanailal Mondal and Balai Chandra Mondal, by a registered Sale Deed dated 31.08.1985 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, Volume No. 53, Pages- 147 to 151, Being no. 4931 for the year 1985.

And whereas by a family arrangement and/or partition said Charan Chandra Mondal and Palan Chandra Mondal became the joint owners of 11.7 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Charan Chandra Mondal and Palan Chandra Mondal sold, transferred and conveyed of their share of land admeasuring 11.7 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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- 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 11.7 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 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 by the said family arrangement and/or partition said Balai Mondal became the joint owners of 8.1 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Balai Mondal sold, transferred and conveyed the said land admeasuring 8.1 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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.

RAJIB GANGULY

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

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed the said land admeasuring 8.1 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 02.11.2012 and the same was duly registered with the office of District Sub Registrar at Alipore and recorded in Book No. I, CD Volume No. 20, Pages- 158 to 175, Being no. 7092 for the year 2012.

And whereas by the said family arrangement and/or partition said Rupchand Mondal and Kanai Mondal became the joint owners of 16.2 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 Rupchand Mondal and Kanai Mondal sold, transferred and conveyed the said land admeasuring 16.2 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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- 3510 to 3529, Being no. 3104 for the year 2008.

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed a part of the said land admeasuring 10 Decimals out of 16.2 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255, 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 02.11.2012 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 20, Pages- 90 to 107, Being no. 7091 for the year 2012.

And whereas said M/s. Paharpur Cooling Towers Ltd. sold, transferred and conveyed a part of the said land admeasuring 6.2 Decimals out of 16.2 Decimals in R.S. Dag no. 278, under R.S. Khatian No. 255 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 02.11.2012 and the same was duly registered with the office of Additional District Sub Registrar at Bishnupur and recorded in Book No. I, CD Volume No. 20, Pages- 192 to 209, Being no. 7087 for the year 2012.

And Whereas in the manner the said Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., are the joint owners, seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring 243.68 Decimals a little more or less in R.S. Dag Nos. 241, 242, 273, 274, 275, 276, 277 & 278 corresponding to L.R. Dag Nos. 246, 247, 278, 279, 280, 281, 282 & 283, under L.R. Khatian nos. 3026, 2390 & 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.

And whereas said Trimline Distributors and Management Pvt. Ltd., Bhattar Infrastructure Pvt. Ltd., Ashiana Vinimay Pvt. Ltd., 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 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

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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. who are the co-owners of the adjuscent land of the subject property in the larger premises 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 144.31 Decimals in R.S. Dag Nos. 241, 242, 273, 274, 275, 276, 277 & 278 corresponding to L.R. Dag Nos. 246, 247, 278, 279, 280, 281, 282 & 283, under L.R. Khatian nos. 3026, 2390 & 3055 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 IV.

VII. SEARCHES CONDUCTED :

We have caused searching in the records available with the offices of the District Sub-Registrar at South 24 Parganas & Additional District Sub Registrar at Bishnupur for the period of 2007- 2022 and Registrar of Assurances at Kolkata for the period of 2007- 2022 as is maintained and made available except pending IGR Search. Connected entries relating to present property owner title found during the search for the related period from 2007 to 2022. No entry found showing transfer of land found thereafter. Searches conducted as per details available in the last registered document. The original search receipts are annexed hereto.

We have also conducted search of Trimline Distributors and Management Pvt. Ltd., 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.

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 and also clear, marketable, mortgagable.

RAJIB GANGULY

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

