



# S.K.LATH & CO.

ADVOCATES

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PAN No. AAVFS6658P

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Partners:

*Naveen Lath*

*Kapil Lath*

To,

**PURSLANE TOWERS PRIVATE LIMITED**

75, Shakespeare Sarani, Onex Square, 3<sup>rd</sup> Floor,

P.S. - Shakespeare Sarani, P.O. - Beniapukur, Kolkata - 700017

Date: 20.03.2023

## NON - ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

**SUB:** - ALL THAT piece and parcel of Bastu lands having total area of 176.44 decimals more or less equivalent to 106 Cottahs, 13 Chittacks and 20 Square Feet more or less comprised in R.S Dag Nos.110, 127, 111, 112, 113, 114, 115, 124, 124/475, 123, 122, 109 appertaining to L.R. Dag Nos.104, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 127 appertaining to L.R. Khatian Nos.1324, 1314, 1081, 1086, 1080, 1079, 1058, 1057, 1055, 1054, 1050, 1366, 1083, 1053, 1313, 1309, 1333, 1321 and 1328 at Mouza Dharmaitala, P.S. Sonarpur, J.L. No.75, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura situated at Holding No.841, Dwarir Road, Kolkata-700151, District South 24 Parganas under Ward No.25 of the Rajpur Sonarpur Municipality (Collectively called as "Said Property").

### PRESENT OWNERS:

(1) MRS. DIMPLE GUPTA (PAN: AUEPG5920H) (AADHAR NUMBER:226868447368), wife of Mr. Raghav Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 22/1, Ballygunge Circular Road, P.O. & P.S. - Ballygunge, Kolkata- 700 019, (2) MR. RAGHAV GUPTA (PAN: AMLPG5356L) (AADHAR NUMBER:577628399876), son of Late Rajendra Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 22/1, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata - 700 019, (3) RAGHAV GUPTA (HUF) (PAN: AARHR7077K), having its place of business at 22/1, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata - 700 019, (PAN: AMLPG5356L) (AADHAR NUMBER: 577628399876), by Nationality Indian, by Faith Hindu, by Occupation Business (4) MR. RATISH KUMAR GUPTA (PAN: ADGPG2004F) (AADHAR NUMBER:702682250098), son of Ramesh Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 8B, Middleton Street, P.S. - Shakespeare Sarani, P.O. - Middleton Row, Kolkata - 700 071, (5) MRS SHILPA GUPTA (PAN: ADWPG8409N) (AADHAR NUMBER:401646918931), wife of Mr. Ratish Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 8B, Middleton Street, P.S. - Shakespeare Sarani, P.O. - Middleton Row, Kolkata - 700 071, (6) M/S. ESCORT MERCHANDISE PVT. LTD. (PAN: AABCE0365J), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 22/1, Ballygunge Circular Road, Post Office - Ballygunge, Police Station - Ballygunge, Kolkata - 700 019, (7) M/S. CLASSIC NIKETAN PVT. LTD. (PAN: AAEC1153H), a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapukur, Kolkata - 700017, (8) M/S. GAJANAND



**REALBUILD PVT. LTD. (PAN: AADCG9346H)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(9) M/S. NILACHAL DEVELOPERS PVT. LTD. (PAN: AADCN3844R)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(10) RSQUARE PROJECTS LLP (PAN: AAWFR1322C)**, a Limited Liability Partnership Firm, incorporated in accordance with the provisions of The Limited Liability Partnership Act, 2008, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(11) M/S SURABHI INFRASTRUCTURE PVT. LTD. (PAN: AAOC57179R)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(12) M/S GUPTA PROPERTIES & FINANCE PVT. LTD. (PAN: AAACG9654K)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(13) M/S GUPTA TOWERS PVT. LTD. (PAN: AAACG9655J)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(14) M/SPADMINI ENCLAVE PVT. LTD. (PAN: AAFCP6369R)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(15) M/SKARUNA REALTORS PVT. LTD. (PAN: AAECK0768L)**, a private limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at No. 75, Shakespeare Sarani, 3rd Floor, Onex Square, Post Office - Shakespeare Sarani, Police Station - Beniapur, Kolkata - 700017, **(16) RAMESH KUMAR GUPTA (HUF) (PAN: AADHR1285F)**, having its place of business at 8B, Middleton Street, P.S. - Shakespeare Sarani, P.O. - Middleton Row, Kolkata - 700 071, **(17) MRS. BHARTI GUPTA (PAN: AKZPG9310Q) (AADHAR NUMBER: 506870986913)** wife of Late Rajendra Kumar Gupta, by Nationality Indian, by Faith Hindu, by Occupation Business presently residing at 22/1, Ballygunge Circular Road, P.O. & P.S. - Ballygunge, Kolkata - 700 019 **(18) RATISH KUMAR GUPTA (HUF) (PAN: AAEHR0940L)** having its place of business at 8B, Middleton Street, P.S. - Shakespeare Sarani, P.O. - Middleton Row, Kolkata - 700 071, **(19) MS. YASHNA GUPTA (PAN: CGOPG5392P) (AADHAR NUMBER:455698732712)**, daughter of Mr. Ratish Kumar Gupta by Nationality Indian, by Faith Hindu, by Occupation Business, presently residing at 8B Middleton Street, P.S. - Shakespeare Sarani, P.O. - Middleton Row, Kolkata - 700071

**DEVELOPER:**

**PURSLANE TOWERS PRIVATE LIMITED, (PAN: AANCP4005E)**, a Private Limited Company incorporated under the Companies Act, 2013 and having its registered office at 75, Shakespeare Sarani, Onex Square, 3<sup>rd</sup> Floor, P.S. - Shakespeare Sarani, P.O. - Beniapur, Kolkata - 700017.



**SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED:-**

1. Deed of Conveyance dated 27.10.2021, registered in the office of D.S.R. - IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2021, Pages from 389788 to 389875, being no. 160409107 for the year 2021 -
  - i. Bengali Sub Kobala, (Deed of Conveyance) dated 13th April, 1955 registered in office of the Sub Registrar Alipore and was copied in Book No. 1, being Deed No. 2381 for the year 1955.
  - ii. Bengali Danpatra, (Deed of Gift) dated 29.11.1965 registered in office of Sub Registrar Baruipur and the same was copied in Book No. 1, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.
  - iii. Bengali Danpatra, (Deed of Gift) dated 20.11.1965 registered in the office of Sub Registrar Baruipur and the same was copied in Book No. 1, Volume No. 152, Pages No. 37 to 44, being Deed No. 11380 for the year 1965.
  - iv. Bengali Danpatra (Deed of Gift) dated 26.11.1984 registered in the office of District Sub Registrar Alipore and the same was copied in Book No. 1, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.
  - v. Bengali Danpatra (Deed of Gift), dated 22.06.2011 registered in the office of A.D.S.R. Sonarpur and same was copied in Book No. 1, CD Volume No. 17, Pages Nos. 6524 to 6538, being Deed No. 07409 for the year 2011.
  - vi. Bengali Bantannama (Deed of Partition) dated 27.06.2011 Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. 1, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.
  - vii. Bengali Danpatra (Deed of Gift) dated 30.06.2011 registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.
  - viii. Bengali Bantannama, (Deed of Partition) dated 04.07.2011 Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. 1, CD Volume No. 36, Pages Nos. 2509 to 2532, being Deed No. 13702 for the year 2012.
  - ix. Bengali Danpatra Dalil, (Deed of Gift) dated 14.08.2013 registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09876 for the year 2013.
  - x. Bengali Saf Bikray Kobala (Deed of Conveyance) dated the 08.08.2014 registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (South) and the same was copied in Book No. 1, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.
2. Deed of Conveyance dated 22.07.2019, registered in the office of A.R.A. - IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 355535 to 355621, being no. 190407305 for the year 2019 -
  - i. Bengali Saf Kobala, (Deed of Conveyance) dated 13.04.1955 registered in office of the Sub Registrar Alipur and recorded in Book No. I, being Deed No. 2381 for the year 1955.
  - ii. Bengali Danpatra, (Deed of Gift) dated 29.11.1965 registered in office of Sub Registrar Baruipur and recorded in Book No. I, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.



- iii. Bengali Danpatra, (Deed of Gift) dated 20.11.1965 registered in the office of Sub Registrar, Baruipore and recorded in Book No. I, Volume No. 152, Pages No. 37 to 44, Being Deed No. 11380 for the year 1965.
  - iv. Bengali Danpatra (Deed of Gift) dated 26.11.1984 registered in the office of District Sub Registrar Alipur and recorded in Book No. I, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.
  - v. Bengali Danpatra (Deed of Gift), dated 22.06.2011 registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 17, Pages Nos. 6524 to 6538 being Deed No. 07409 for the year 2011.
  - vi. Bengali Bantannama (Deed of Partition) dated 27.06.2011 registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.
  - vii. Bengali Danpatra (Deed of Gift) dated 16.11.2012 registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.
  - viii. Bengali Bantannama, (Deed of Partition) dated 19.11.2012 registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2509 to 2532, being Deed No. 13702 for the year 2012.
  - ix. Bengali Danpatra Dalil (Deed of Gift) dated 14.08.2013, registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09876 for the year 2013.
  - x. Bengali Saf Bikray Kobala (Deed of Conveyance) dated the 08.08.2014, registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and recorded in Book No. I, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.
3. Deed of Conveyance dated 22.07.2019, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 3555823 to 355909, being no. 190407306 for the year 2019.
  4. Deed of Conveyance dated 22.07.2019, registered in the office of A.R.A. – IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 347034 to 347117, being no. 190407307 for the year 2019 –
    - i. Bengali Saf Kobala, (Deed of Conveyance) dated 13.04.1955 registered in office of the Sub Registrar Alipur and recorded in Book No. I, being Deed No. 2381 for the year 1955.
    - ii. Bengali Danpatra, (Deed of Gift) dated 29.11.1965 registered in office of Sub Registrar Baruipur and recorded in Book No. I, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.
    - iii. Bengali Danpatra, (Deed of Gift) dated 20.11.1965 registered in the office of Sub Registrar, Baruipur and recorded in Book No. I, Volume No. 152, Pages No. 37 to 44, Being Deed No. 11380 for the year 1965.
    - iv. Bengali Danpatra (Deed of Gift) dated 26.11.1984, registered in the office of District Sub Registrar Alipur and recorded in Book No. I, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.



- v. Bengali Danpatra (Deed of Gift), dated 22.06.2011 registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 17, Pages Nos. 6524 to 6538 being Deed No. 07409 for the year 2011.
  - vi. Bengali Bantannama (Deed of Partition) dated 27.06.2011 registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.
  - vii. Bengali Danpatra (Deed of Gift) dated 16.11.2012 registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.
  - viii. Bengali Danpatra Dalil (Deed of Gift) dated 14.08.2013 registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09876 for the year 2013.
  - ix. Bengali Saf Bikray Kobala (Deed of Conveyance) dated the 08.08.2014 registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and recorded in Book No. I, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 00332 for the year 2014.
5. Deed of Conveyance dated 29.03.2018, registered in the office of D.S.R. - IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2018, Pages from 96973 to 97124, being no. 160402892 for the year 2018 -
- i. Deed of Conveyance (Bengali Saf Kobala), dated 20.12.1995 registered in the office of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the same was recorded in Book No. I, Volume No. 111, Pages Nos. 339 to 351, being Deed No. 7290 for the year 1995.
  - ii. Deed of Conveyance (Bengali Saf Kobala), dated 26.06.1997 registered in the office of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the same was recorded in Book No. I, Volume No. 85, Pages Nos. 18 to 24, being Deed No. 5435 for the year 1997.
  - iii. Deed of Conveyance (Bengali Saf Kobala), dated 05.10.2012 registered in the office of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the same was recorded in Book No. I, CD Volume No. 33, Pages Nos. 2146 to 2170, being Deed No. 12534 for the year 2012.
  - iv. Deed of Conveyance was registered in the office of District Sub-Registrar Baruipur and recorded in Book No. I, Volume No. 44, Pages 182 - 184, Being Deed No. 4472 for the year 1942.
  - v. Bengali Bikray Kobala, dated 03.02.1969 registered in the Office of District Sub Registrar Baruipur and was recorded in Book No. I, Volume No. 5, Page Nos. 272 to 274, Being Deed No. 732 for the year 1969.
  - vi. Deed of Conveyance (Bengali Saf Kobala) was registered in the Office of District Sub Registrar Baruipur and was recorded in Book No. I, Volume No. 85, Page Nos. 6 to 12, Being Deed No. 5433 for the year 1997.
  - vii. General Power of Attorney was registered in the office of Additional District Sub-Registrar, Sonarpur recorded in Book No. IV, CD Volume No. 3, Pages 3724-3735, being Deed No. 01789 for the year 2011.



- viii. Deed of Conveyance was registered in the office of Additional District Sub-Registrar, Sonarpur recorded in Book No. I, CD Volume No. 8, Pages 7376-7389, being Deed No. 03551 for the year 2013.
6. Deed of Conveyance dated 07.10.2021, registered in the office of D.S.R. - IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2021, Pages from 389876 to 389974, being no. 160409098 for the year 2021 -
- i. Bengali Saf Kobala, (Deed of Conveyance) dated the 31.01.1951 registered in the office of Sub Registrar Baruipur and was recorded in Book No. I, Volume No. 5, Pages Nos. 269 to 271 being Deed No. 518 for the year 1951.
7. Deed of Conveyance dated 27.10.2021, registered in the office of A.R.A.-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2019, Pages from 355450 to 355534, being no. 190407304 for the year 2019 -
- i. Bengali Saf Kobala, (Deed of Conveyance) dated 13.04.1955 registered in office of the Sub Registrar Alipur and recorded in Book No. I, being Deed No. 2381 for the year 1955.
- ii. Bengali Danpatra, (Deed of Gift) dated 29.11.1965 registered in office of Sub Registrar Baruipur and recorded in Book No. I, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.
- iii. Bengali Danpatra (Deed of Gift) dated 26.11.1984 registered in the office of District Sub Registrar Alipur and recorded in Book No. I, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.
- iv. Bengali Danpatra (Deed of Gift), dated 22.06.2011 registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 17, Pages Nos. 6524 to 6538 being Deed No. 07409 for the year 2011.
- v. Bengali Bantannama (Deed of Partition) dated 27.06.2011 registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.
- vi. Bengali Danpatra (Deed of Gift) dated 16.11.2012 registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.
- vii. Bengali Bantannama, (Deed of Partition) dated 19.11.2012, registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2509 to 2532, being Deed No. 13702 for the year 2012.
- viii. Bengali Danpatra Dalil (Deed of Gift) dated 14.08.2013 registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09876 for the year 2013.
- ix. Bengali Saf Bikray Kobala (Deed of Conveyance) dated the 08.08.2014 registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and recorded in Book No. I, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.
8. Deed of Conveyance dated 27.10.2021, registered in the office of D.S.R. - IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2021, Pages from 389975 to 390312, being no. 160409088 for the year 2021 -



- i. Bengali Saf Kobala, (Deed of Conveyance) dated 25.08.1950 registered in the office of the Sub Registrar Baruipur and was copied in Book No. I, Volume No. 54, Pages Nos. 178 to 179, being Deed No. 4115 for the year 1950.
- ii. Bengali Sub Kobala, (Deed of Conveyance) dated 13<sup>th</sup> April, 1955 registered in office of the Sub Registrar Baruipur and was copied in Book No. I, Volume No. 38, being Deed No. 2381 for the year 1955.
- iii. Bengali Danpatra, (Deed of Gift) dated 29.11.1965 registered in office of Sub Registrar Baruipur and the same was copied in Book No. I, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.
- iv. Bengali Danpatra, (Deed of Gift) dated 20.11.1965 registered in the office of Sub Registrar Baruipur and the same was copied in Book No. I, Volume No. 152, Pages No. 37 to 44, being Deed No. 11390 for the year 1965.
- v. Bengali Danpatra (Deed of Gift) dated 26.11.1984 registered in the office of District Sub Registrar Alipur and the same was copied in Book No. I, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.
- vi. Bengal Danpatra (Deed of Gift), dated 22.06.2011 registered in the office of A.D.S.R. Sonarpur and same was copied in Book No. I, CD Volume No. 17, Pages Nos. 6524 to 6538, being Deed No. 07409 for the year 2011.
- vii. Bengali Bantannama (Deed of Partition) dated 27.06.2011 Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. I, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.
- viii. Bengali Danpatra (Deed of Gift) dated 30.06.2011 registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. I, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.
- ix. Bengali Bantannama, (Deed of Partition) dated 04.07.2011 Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. I, CD Volume No. 36, Pages Nos. 2509 to 2582, being Deed No. 13702 for the year 2012.
- x. Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013 registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. I, CD Volume No. 1, Pages Nos. 6173 to 6196, being Deed No. 00315 for the year 2013.
- xi. Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013 registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. I, CD Volume No. 1, Pages Nos. 6149 to 6172, being Deed No. 00316 for the year 2013.
- xii. Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013 registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. I, CD Volume No. 1, Pages Nos. 6127 to 6148, being Deed No. 00317 for the year 2013.
- xiii. Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013 registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. I, CD Volume No. 1, Pages Nos. 6105 to 6126, being Deed No. 00318 for the year 2013.
- xiv. Bengali Saf Bikray Kobala (Deed of Conveyance) dated the 08.08.2014 registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas



- (south) and the same was copied in Book No. 1, CD Volume No. 17, Pages Nos 3422 to 3435, being Deed No. 08332 for the year 2014.
9. Mutation Certificate issued on 11.10.2022 issued by the Rajpur Sonarpur Municipality.
  10. Conversion Order issued by the Government of West Bengal, Office of the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas vide Memo No.41/Conv/2446/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2451/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2446/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2452/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2455/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2460/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2453/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2458/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2448/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2461/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/ CN/2022/1615/2651/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2445/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2701/BLR-SNP/22 dated 10.08.2022, Memo No.41/Conv/2700/BLR-SNP/22 dated 10.08.2022, Memo No.21 (conr)/1099/SDL-BRP/22 dated 01.09.2022, Memo No.41/Conv/2449/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2450/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2454/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2447/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2457/BLR-SNP/22 dated 28.07.2022
  11. Letters dated 04.07.2022 vide Memo Numbers:2531/ULC/Alip/2022, 2532/ULC/Alip/2022, 2533/ULC/Alip/2022, 2534/ULC/Alip/2022 issued by the Government of West Bengal, Office of the Competent Authority, (ULC) & ULCO, Alipore, South 24 Parganas. The Owners further declare that the said Property is free from any acquisition as evident from as evident from the Letters dated 21.06.2022 vide Memo Numbers: LA/Ptn. No.2022/26160/P, LA/Ptn. No.2022/26161/P, LA/Ptn. No.2022/26163/P and Latter dated 01.06.2022 vide Memo Number: LA/Ptn. No.2022/24538/P issued by the Government of West Bengal, Office of the Collector, South 24 Parganas, Land Acquisition Department.
  12. Record of Rights.
  13. Tax/Khazana Receipts issued by Rajpur Sonarpur Municipality and B.L.& L.R.O.
  14. Deed of Boundary Declaration dated 31.08.2022 registered in Book No.I, Deed No.160410233 for the year,2022 at the Office of DSR-IV, South 24 Parganas.
  15. Development Agreement dated 17.12.2022 which has been registered at the office of the A.R.A.-IV, Kolkata and recorded in Book No.I, Volume No.1904 to 2022, Page from 1172044 to 1172103 vide being no. 20282 for the year 2022.
  16. Development Power of Attorney dated 17.12.2022 which has been registered at the office of the A.R.A.-IV, Kolkata and recorded in Book No.I, Volume No.1904 to 2022, Page from 1176606 to 1176640, vide being no. 20293 for the year 2022.

**ABSTRACT OF TITLE:-**

**I. Deed No. 160402892 for the year 2018  
C.S. & R.S. Dag No. 122 corresponding to L.R. Dag No. 120:-**

WHEREAS one Pashupati Laskar alias Pashupati Naskar, since deceased was the sole and absolute recorded owner of 7 (seven) decimals, being 16 anna share in C.S. Dag No. 122 under C.S. Khatian No. 116





of Mouza - Dhamaitala, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, District 24-Parganas (South) and the said Pashupati Laskar, since deceased was holding, possessing and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of B.L. & L.R.O., without any dispute from any third party whatsoever, but during the course of R.S. Settlement Zarip the said 16 anna share erroneously devolve among the co-sharers of the said Pashupati Naskar, under R.S. Khatian No. 116.

**AND WHEREAS** while enjoying the aforesaid land, measuring an area of 7 (seven) decimals in R.S. Dag No. 122 corresponding to L.R. Dag No. 120 under R.S. Khatian No. 116, comprised in Mouza - Dhamaitala, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, District 24-Parganas (South) and the said Pashupati Laskar alias Naskar, died intestate on 27.07.1975 leaving behind him surviving his three sons as below named to succeed, inherit all the estates and properties left by the said Pashupati Naskar alias Laskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pashupati Laskar alias Naskar, since deceased, was governed during his lifetime and the details of successor of Pashupati Laskar alias Naskar are as follows:-

Name of the successors	Relation with the successor	R.S. Dag No.	Area of land inherited
Prankrishna Naskar	Son	122	Undivided 2.34 decimals
Tarapada Naskar	Son	122	Undivided 2.33 decimals
Paresh Chandra Naskar	Son	122	Undivided 2.33 decimals
		<b>Total</b>	<b>7 decimals</b>

**AND WHEREAS** while enjoying the aforesaid land, admeasuring an area of 1/3<sup>rd</sup> share of 7 decimals i.e., undivided 2.33 decimals in C.S. & R.S. Dag No. 122 under C.S. & R.S. Khatian No. 116, comprised in Mouza - Dhamaitala, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, District 24-Parganas (South), the said Prankrishna Naskar died intestate on 01.04.1985 leaving behind him surviving his wife and 5 daughters as below named, to succeed and inherit all the estates and properties left by the said Prankrishna Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Prankrishna Naskar, since deceased, was governed during his lifetime and the details of successor of Prankrishna Naskar as follows:-

Name of the successors	Relation with the successor	R.S. Dag No.	Area of land inherited
Nandarani Naskar	Wife	122	Undivided 1/18 <sup>th</sup> share of 2.33 decimals
Maya Mandal	Daughter	122	Undivided 1/18 <sup>th</sup> share of 2.33 decimals
Chaya Mandal	Daughter	122	Undivided 1/18 <sup>th</sup> share of 2.33 decimals
Jayanti Gyne	Daughter	122	Undivided 1/18 <sup>th</sup> share of 2.33 decimals
Basanti Biswas	Daughter	122	Undivided 1/18 <sup>th</sup> share of 2.33 decimals
Joya Naskar	Daughter	122	Undivided 1/18 <sup>th</sup> share of 2.33 decimals

**AND WHEREAS** by virtue of Deed of Conveyance (Bengali Saf Kobala), dated 20.12.1995, the said Tarapada Naskar, Paresh Chandra Naskar and Nandarani Naskar, jointly sold, conveyed and transferred, released and parted with all that pieces and parcels of land hereditaments admeasuring an area of 7 decimals, with certain others lands with other owners and/or Vendors be the same a little more or less in C.S. & R.S. Dag No. 122, corresponding to L.R. Dag No. 120 under C.S. & R.S. Khatian No. 116 in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi No. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Chandra Mohan Chettiar, son of Late Narayan Chettiar and the



said Deed of Conveyance was registered in the office of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the same was recorded in Book No. I, Volume No. 111, Pages Nos. 339 to 351, being Deed No. 7290 for the year 1995 (but as per the Hindu Succession Act, 1956 the said Tarapada Naskar, paresh Chandra Naskar and Nanda Rani Naskar owned only 5.058 decimals from their predecessors as above).

**AND WHEREAS** as per devolution of title the said Chandra Mohan Chettiar become the sole and absolute owner of 5.058 decimals instead he had erroneously purchased 7 decimals in C.S. & R.S. Dag No. 122 of Mouza - Dhamaitala under R.S. Khatian No. 116.

**AND WHEREAS** by virtue of Deed of Conveyance (Bengali Saf Kobala), dated 26.06.1997, the said Chandra Mohan Chettiar, had indefeasibly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan lands hereditaments admeasuring an area of 7 decimals, along with certain other lands be the same a little more or less in C.S. & R.S. Dag No. 122, corresponding to L.R. Dag No. 120 under C.S. & R.S. Khatian No. 116, Mouza - Dhamaitala, J.L. No. 75, Re Su No. 236, Touzi No. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Bibekananda Saha and Mrs. Aloka Saha and the said Deed of Conveyance was registered in the office of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the same was recorded in Book No. I, Volume No. 85, Pages Nos. 18 to 24, being Deed No. 5435 for the year 1997 but as per devolution of title the said Bibekananda Saha and Aloka Saha became the valid owner of 5.058 decimals.

**AND WHEREAS** by virtue of a Deed of Conveyance (Bengali Saf Kobala), dated 05.10.2012, the said Smt. Maya Mondal, Smt. Chaya Mondal, Smt. Jayanti Gyne, Smt. Basanti Biswas and Miss Jaya Naskar jointly sold, conveyed, transferred, released and parted with **ALL THAT** piece and parcel of bagan lands hereditaments admeasuring an area of 1.942 decimals, be the same a little more or less in C.S. & R.S. Dag No. 122, corresponding to L.R. Dag No. 120 under C.S. & R.S. Khatian No. 116, Mouza - Dhamaitala, J.L. No. 75, Re Su No. 236, Touzi No. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Bibekananda Saha and Mrs. Aloka Saha and the said Deed of Conveyance was registered in the office of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the same was recorded in Book No. I, CD Volume No. 33, Pages Nos. 2146 to 2170, being Deed No. 12534 for the year 2012, free from all encumbrances.

**AND WHEREAS** that the said Bibekananda Saha and Aloka Saha became the sole and absolute owners of 7 decimals in C.S. & R.S. Dag No. 122 corresponding to L.R. Dag No. 120 under R.S. Khatian No. 116, comprised in Mouza - Dhamaitala, J.L. No. 75, Touzi No. 3 to 5, Re.Su. No. 236, Pargana - Magura, Police Station - Sonarpur and within the jurisdiction of Additional District Sub-Registrar, Sonarpur, District 24-Pargana (South).

**AND WHEREAS** during the latest Revisional Settlement Zarip (Inown as L.R. Settlement Zarip) the said Bibekananda Saha and Aloka Saha recorded their respective names in the records of Block Land and Land revenue Office under L.R. Khatian No. 504, 505 and 936 and the said Bibekananda Saha and Alok Saha were paying respective Khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and are in absolute and undisputed physical possession thereof, and the details in respect of all that piece and parcel of Bagan land as aforesaid are as follows:-

Names	L.R. Dag No.	L.R. Khatian	Total area of land	Share	Area of land
Bibekananda Saha	120	504	7 decimals	5000	3.5 decimals
Aloka Saha	120	505	7 decimals	3000	2.1 decimals
	120	936	7 decimals	2000	1.4 decimals

**AND WHEREAS** thus totaling 7 decimals be the same a little more or less, lying and situate at and being comprised in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, within the jurisdiction of Additional District Sub Registrar Sonarpur and within the local limits of Rajpur Sonarpur Municipality, District - South 24-Parganas.



**C.S. & R.S. Dag No. 123 corresponding to L.R. Dag No. 119:-**

WHEREAS one Dukhiram Laskar alias Naskar was the sole and absolute recorded owner of 11 decimals being 16 annas in C.S. Dag No. 123 under R.S. Khatian No. 116 of Mouza - Dhamaitala, J.L. No. 75, Touzi Nos 3-5, Re. Su. No. 236, Pargana - Magura under Police Station - Sonarpur within the local limits of Rajpur Sonarpur Municipality and within the jurisdiction of Additional District Sub-Registrar Sonarpur, District 24-Parganas (South) and the said Dukhiram Laskar alias Naskar, since deceased was holding, possessing and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of BL&LRO, without any dispute from any third party whatsoever, but during the course of R.S. Settlement Zarip the said 16 anna share erroneously devolve among the co-sharers of the said Dukhiram Naskar, under R.S. Khatian No. 116.

AND WHEREAS while enjoying the said land the said Dukhiram Laskar alias Naskar died intestate leaving behind his wife namely Indubala Naskar to succeed and inherit all the estate and property left by the said Dukhiram Laskar alias Naskar in accordance with the provisions of Hindu Succession Act, 1956 through which the said Dukhiram Laskar alias Naskar, since deceased was governed during his lifetime.

AND WHEREAS by virtue of a Deed of Conveyance dated 20.12.1995 the said Indubala Naskar, sold, transferred, released and parted ALL THAT piece and parcel of bagan land hereditaments admeasuring an area of 11 decimals, be the same a little more or less (with certain other lands) lying and situate at and being and comprised in Mouza - Dhamaitala in J.L. No. 75, C.S. & R.S. Dag No. 123 under R.S. Khatian No. 116, Touzi No. 3-5, Re. Su No. 236, Pargana - Magura, Police Station - Sonarpur within the local limits of Rajpur Sonarpur Municipality and within the jurisdiction of Additional District Sub Registrar Sonarpur, District 24-Parganas (South) to the said Mr. Chandra Mohan Chettiar and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur and was recorded in Book No. I, Volume No. 111, Pages 339 to 351, being Deed No. 7290 for the year 1995.

AND WHEREAS by virtue of Deed of Conveyance (Bengali Saf Kobala), dated 26.06.1997, the said Chandra Mohan Chettiar, sold, conveyed, transferred, released and parted with ALL THAT piece and parcel of bagan lands hereditaments admeasuring an area of 11 decimals (along with certain other lands) be the same a little more or less in C.S. and R.S. Dag No. 123, corresponding to L.R. Dag No. 119, under C.S. & R.S. Khatian No. 116 in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Bibekananda Saha and Mrs. Aloka Saha and the said Deed of Conveyance was registered in the office of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the same was recorded in Book No. I, Volume No. 85, Pages Nos. 13 to 24, being Deed No. 5435 for the year 1997.

AND WHEREAS during the Latest Revisional Settlement Zarip (known as L.R. Zarip) the said Bibekananda Saha and Aloka Saha mutated their respective names in respect of the aforesaid bagan land in the records of Block Land & Land Revenue Office under L.R. Khatian No. 504, 505 and 936 and paid respective khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and were in absolute and undisputed physical possession thereof, lying and situate at and being comprised in Mouza - Dhamaitala, J.L. No. 75, measuring an area of 11 decimals, be the same a little more or less in C.S. & R.S. Dag No. 123 corresponding to L.R. Dag No. 119, Re. Su. No. 236, Touzi Nos. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality and within the jurisdiction of Additional District Sub-Registrar, Sonarpur, District 24-Parganas (South) and the details in respect of all that piece and parcel of bagan land as aforesaid are as follows:-

Names	L.R.	L.R. Dag No.	Total area Khatian	Share of Land	Area of land
Bibekananda Saha	119	504	11 decimals	5000	5.5 decimals
Aloka Saha	119	505	11 decimals	3000	3.3 decimals
	119	936	11 decimals	2000	2.2 decimals

**C.S. & R.S. Dag No. 124 corresponding to L.R. Dag No. 117:-**

WHEREAS one Satish Chandra Laskar alias Naskar, son of Jhoru Laskar and Sampatti Das, wife of Lakshman Laskar were the sole and absolute recorded owners of 21 decimals, in C.S. Dag No. 124 under R.S. Khatian No. 116 of Mouza - Dhamaitala, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura,



Police Station Sonarpur, District 24-Parganas (South) and the said Satish Chandra Laskar alias Naskar and Sampatti Dasi were holding, possessing and enjoying by paying Khajna thereof regularly during their lifetime to the competent authority of BL & LRO without any dispute from any third party whatsoever, but during the course of R.S. Settlement Zariip the said 16 anna share erroneously devolve among the co-sharers of the said Satish Naskar and Sampatti Dasi, under R.S. Khatian No. 116.

**AND WHEREAS** the said Satish Chandra Laskar alias Naskar absconded long back and as per provisions of the law his wife Smt. Kantabala Dasi was the owner in respect of the said 8 anna share of land as above and by virtue of Saf Bikroy Kobala Dalil dated 05.11.1942 the said Kantabala Dasi, sold, conveyed, transferred, released and parted all that piece and parcel of Bagan land hereditaments admeasuring an area of 21 decimals instead of her right title and interest 10.5 decimals be the same a little more or less in C.S. & R.S. Dag No. 124 under R.S. Khatian No. 116 comprised in Mouza - Dhamaitala, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, District 24-Parganas (South) to one Rangabala Dasi, wife of Surendranath Sardar and the said Deed of Conveyance was registered in the office of District Sub-Registrar Baruipur and recorded in Book No. I, Volume No. 44, Pages 182 - 184, Being Deed No. 4472 for the year 1942.

**AND WHEREAS** the said Rangabala Dasi wife of Surendra Nath Sardar, died intestate leaving behind her surviving her one and only son Manmatha Nath Sardar to succeed and inherit all the estate and property left by the said Rangabala Dasi, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and the said Rangabala Dasi, since deceased was governed during her lifetime.

**AND WHEREAS** by virtue of Bengali Bikray Kobala, dated 03.02.1969 the said Manmatha Nath Sardar, sold, conveyed, transferred, released and parted all that piece and parcel of bagan land hereditaments admeasuring an area of 21 decimals, instead of available title is 10.5 decimals be the same a little more or less, lying and situate at and being and comprised in Mouza - Dhamaitala in J.L. No. 75 in C.S. & R.S. Dag No. 124 under R.S. Khatian No. 116, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality, District - 24-Parganas (South) to one Pashupati Laskar alias Naskar and the said Bikray Kobala was registered in the Office of District Sub Registrar Baruipur and was recorded in Book No. I, Volume No. 5, Page Nos. 272 to 274, Being Deed No. 732 for the year 1969.

**AND WHEREAS** while enjoying the said 8 anna share of land in C.S. & R.S. Dag No. 124 of Mouza - Dhamaitala, the said Sampatti Dasi died intestate leaving behind her brother-in-law namely Pashupati Naskar to succeed and inherit all the estate and property left by the said Sampatti Dasi in accordance with the provisions of Hindu Succession Act through which the said Sampatti Dasi since deceased was governed during her lifetime.

**AND WHEREAS** the said Pashupati Naskar became the sole and absolute owner of 21 decimals being 16 anna share in C.S. & R.S. Dag No. 124, under C.S. & R.S. Khatian No. 116, comprised in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, within the jurisdiction of Additional District Sub Registrar Sonarpur and within the local limits of Rajpur Sonarpur Municipality, District South 24-Parganas and the said Pashupati Naskar was holding, possession and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of BL & LRO without any dispute from any third party whatsoever.

**AND WHEREAS** while enjoying the aforesaid land, measuring 21 decimals in C.S. & R.S. Dag No. 123 corresponding to L.R. Dag No. 119 under C.S. & R.S. Khatian No. 116 comprised in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, within the jurisdiction of Additional District Sub Registrar Sonarpur and within the local limits of Rajpur Sonarpur Municipality, District South 24-Parganas, the said Pashupati Naskar died intestate on 27.07.1975 leaving behind him surviving his 3 sons as below named to succeed and inherit all the estates and properties left by the said Pashupati Naskar alias Laskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 through which the said Pashupati Laskar alias Naskar are as follows:-

Name of the successors	Relation with the successor	R.S. Dag No.	Area of land inherited
Prankrishna Naskar	Son	123	Undivided 7 decimals
Tarapada Naskar	Son	123	Undivided 7 decimals
Paresh Chandra Naskar	Son	123	Undivided 7 decimals
		<b>Total</b>	<b>21 decimals</b>



**AND WHEREAS** while enjoying the aforesaid land, admeasuring an area of  $1/3^{rd}$  of 21 decimals i.e., undivided 7 decimals in C.S. & R.S. Dag No. 124 under C.S. & R.S. Khatian No. 116, comprised in Mouza Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, within the jurisdiction of Additional District Sub Registrar Sonarpur and within the local limits of Rajpur Sonarpur Municipality, District South 24-Parganas, the said Prankrishna Naskar died intestate on 01.04.1905 leaving behind him surviving his wife and 5 daughters as below named to succeed and inherit all the estates and properties left by the said Prankrishna Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 through which the said Prankrishna Naskar are as follows:-

Name of the successors	Relation with the successor	R.S. Dag No.	Area of land inherited
Nandarani Naskar	Wife	124	Undivided $1/18^{th}$ share of 7 decimals
Maya Mandal	Daughter	124	Undivided $1/18^{th}$ share of 7 decimals
Chaya Mandal	Daughter	124	Undivided $1/18^{th}$ share of 7 decimals
Jayanti Gyne	Daughter	124	Undivided $1/18^{th}$ share of 7 decimals
Basanti Biswas	Daughter	124	Undivided $1/18^{th}$ share of 7 decimals
Jaya Naskar	Daughter	124	Undivided $1/18^{th}$ share of 7 decimals

**AND WHEREAS** by virtue of Deed of Conveyance (Bengali Saf Kobala) dated 26.06.1997 the said Tarapada Naskar, Paresh Chandra Naskar and Nandarani Naskar, jointly sold, transferred, released and parted with **ALL THAT** piece or parcel of bagan lands hereditaments admeasuring an area of 21 decimals, instate valid and marketable title is 15.17 decimals be the same a little more or less in C.S. & R.S. Dag No. 124, corresponding to L.R. Dag No. 117 under C.S. & R.S. Khatian No. 116 Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Bibekananda Saha and Mrs. Aloka Saha, and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the Office of District Sub Registrar Baruipur and was recorded in Book No. I, Volume No. 85, Page Nos. 6 to 12, Being Deed No. 5433 for the year 1997.

**AND WHEREAS** by virtue of Deed of Conveyance (Bengali Saf Kobala) dated 05.10.2012, the said Smt. Maya Mondal, Smt. Chaya Mondal, Smt. Jayanti Gyne, Smt. Basanti Biswas and Miss Joya Naskar jointly sold, conveyed, transferred, released and parted with all that piece and parcel of bagan lands hereditaments admeasuring an area of 5.83 decimals, be the same a little more or less in C.S. & R.S. Dag No. 124, corresponding to L.R. Dag No. 117 under C.S. & R.S. Khatian No. 116 in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Bibekananda Saha and Mrs. Aloka Saha and the said Deed of Conveyance (Bengali Saf Kobala) was registered in the Office of District Sub Registrar Baruipur and was recorded in Book No. I, CD Volume No. 33, Page Nos. 2146 to 2170, Being Deed No. 12534 for the year 2012, free from all encumbrances.

**AND WHEREAS** the said Mr. Bibekananda Saha and Mrs. Aloka Saha became the sole and absolute joint owners of 21 decimals in R.S. Dag No. 124 corresponding to L.R. Dag No. 117 under R.S. Khatian No. 116 comprised in Mouza - Dhamaitala, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality and within the jurisdiction of Additional District Sub Registrar Sonarpur, District 24-Pargana (South).

**AND WHEREAS** during the Latest Revisional Settlement Zarip (known L.R. Settlement Zarip) the said Mr. Bibekananda Saha and Mrs. Aloka Saha their respective names in the records of Block Land & Land Revenue Office, under L.R. Khatian No. 504, 505 and 936 and the said Mr. Bibekananda Saha and Mrs. Aloka Saha were paying respective Khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and were in absolute and undisputed physical possession thereof and the details in respect of **ALL THAT** piece or parcel of bagan land as aforesaid are as follows:-





Name of the successors	Relation with the successor	R.S. Dag No.	Area of land inherited
Pranadhan Naskar	Brother	124/475	Undivided 1/2 <sup>nd</sup> share of 11 decimals
Sibu Das Naskar	Brother	124/475	Undivided 1/2 <sup>nd</sup> share of 11 decimals

AND WHEREAS while enjoying the aforesaid land, measuring an area of 1/3<sup>rd</sup> share of 11 decimals i.e. undivided 3.66 decimals in C.S. & R.S. Dag No. 124/475 under C.S. & R.S. Khattan No. 116, comprised in Mouza - Dhamatata, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, District 24-Parganas (South), the said Sudas Naskar, leaving behind him surviving his two brothers as below named, to succeed and inherit all the estates and properties left by the said Sudas Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Sudas Naskar, was governed during his lifetime and the details of successor of Sudas Naskar as follows:-

Name of the successors	Relation with the successor	R.S. Dag No.	Area of land inherited
Pranadhan Naskar	Son	124/475	Undivided 3.67 decimals
Sudas Naskar	Son	124/475	Undivided 3.67 decimals
Sibu Das Naskar	Son	124/475	Undivided 3.67 decimals
Total			11 decimals

AND WHEREAS while enjoying the aforesaid land, measuring an area of 11 decimals in C.S. & R.S. Dag No. 124/475 corresponding to L.R. Dag No. 118 under C.S. & R.S. Khattan No. 116, comprised in Mouza - Dhamatata, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, District 24-Parganas (South), the said Ganesh Laskar alias Naskar died intestate leaving behind him surviving his three sons as below named to succeed and inherit all the estates and properties left by the said Ganesh Laskar alias Naskar in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ganesh Laskar alias Naskar was governed during his lifetime and the details of his successor are as follows:-

WHEREAS one Ganesh Laskar alias Naskar, since deceased was the sole and absolute recorded owner of 11 decimals, being 16 anna share in C.S. Dag No. 124/475 under R.S. Khattan No. 116 of Mouza - Dhamatata, J.L. No. 75, Touzi No. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station Sonarpur, District 24-Parganas (South) and the said Ganesh Laskar alias Naskar, was holding, possessing and enjoying by paying Khajna thereof regularly during his lifetime to the competent authority of B.L.&R.O. without any dispute from any third party whatsoever, but during the course of R.S. Settlement Zarp the said 16 anna share erroneously devolve among the co-sharers of the said Ganesh Laskar alias Naskar, under R.S. Khattan No. 116.

C.S. & R.S. Dag No. 124/475 corresponding to L.R. Dag No. 118:-

Names	L.R.	L.R. Dag No.	Total area Khattan	Share of Land	Area of land
Bibeknanda Saha	117	504	21 decimals	5000	10.5 decimals
Aloka Saha	117	505	21 decimals	4000	8.4 decimals
	117	936	21 decimals	1000	2.1 decimals

AND WHEREAS thus totaling 21 decimals, be the same a little more or less, lying and situate at and being and comprised in Mouza - Dhamatata, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, within the jurisdiction of Additional District Sub Registrar Sonarpur and within the local limits of Rajpur Sonarpur Municipality, District South 24-Parganas.

**AND WHEREAS** while being seized and possessed as aforesaid undivided 1/2<sup>nd</sup> share of land measuring 11 decimals, be the same a little more or less, the said Pranadhan Naskar, died intestate on 17.06.1971, leaving behind him surviving his 2 sons namely Madhab Naskar and Gobinda Naskar, as his legal heir and/or successor to succeed and inherit all the estates and properties left by the said Pranadhan Naskar, since deceased in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pranadhan Naskar, became the owner of undivided 1/4<sup>th</sup> share of 11 decimals.

**AND WHEREAS** while being seized and possessed as aforesaid undivided 1/4<sup>th</sup> share of land measuring 11 decimals be the same a little more or less, the said Gobinda Naskar, died intestate leaving behind him surviving his wife namely Lakshmi Naskar, 3 sons namely Hareram Naskar, Balaram Naskar and Harekrishna Naskar and his two daughters namely Durga Mondal and Gita Mondal, as his legal heirs and/or successors to succeed and inherit all the estates and properties left by the said Gobinda Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Gobinda Naskar, who was governed during his lifetime and each of the successors became the owners of undivided 1/24<sup>th</sup> share of 11 decimals.

**AND WHEREAS** while being seized and possessed as aforesaid undivided 1/2<sup>nd</sup> share of land measuring 11 decimals be the same a little more or less, the said Sibū Das Naskar, died intestate leaving behind him surviving his wife namely Angurbala Naskar, 4 sons namely Debu Naskar, Ram Naskar, sambhu Naskar and Rabin Naskar, as his legal heir and/or successor to succeed and inherit all the estates and properties left by the said Sibū Das Naskar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Sibū Das Naskar, since deceased, was governed during his lifetime and each of successor of the Sibū Das Naskar, since deceased, became the owner of undivided 1/10<sup>th</sup> share of 11 decimals.

**AND WHEREAS** by virtue of Deed of Conveyance dated 20.12.1995, the said Madhab Naskar, Laksmi Naskar, Horeram Naskar, Balaram Naskar, Harekrishna Naskar, Angur Bala Naskar, Debu Naskar, Ram Naskar, Sambbbhu Naskar and Rabin Naskar, jointly sold, transferred and conveyed all that pieces and parcels of land hereditaments admeasuring an area of 11 decimals instead of valid title is 10.09 decimal (with certain others lands) be the same a little more or less in C.S. & R.S. Dag No. 124/475, corresponding to L.R. Dag No. 118, under C.S. & R.S. Khatian No. 116 in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Chandra Mohan Chettiar and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District - 24-Parganas (South) and the same was recorded in Book No. I, Volume No. 111, Pages 339-351, Being Deed No. 7290 for the year 1995.

**AND WHEREAS** as per the devolution of title the said Chnadra Mohan Chettiar became the sole and absolute owner of 10.09 decimals instead he had erroneously purchased 11 decimals in C.S. & R.S. Dag No. 124/475 of Mouza - Dhamaitala under R.S. Khatian No. 116.

**AND WHEREAS** by virtue of General Power of Attorney dated 11.08.2011, the said Smt. Gita Mondal, daughter of Gobinda Naskar, duly appointed, constituted and nominated one Prashanta Banerjee and one Abid Hossain Mondal as her true and lawful Attorneys and thus empowering her to execute Sale Deed in respect of the aforesaid undivided 1/24<sup>th</sup> share of 11 decimals in C.S. & R.S. Dag No. 124/475 corresponding to L.R. Dag No. 118 under R.S. Khatian No. 116, Tou zi Nos. 3-5, Re. Su. No. 236, Pargana - Magura, Police Station - Sonarpur, District 24-Parganas (South) which the said property inherited by the said Smt. Gita Mondal from the said Gobinda Naskar and the said General Power of Attorney was registered in the office of Additional District Sub-Registrar, Sonarpur recorded in Book No. IV, CD Volume No. 3, Pages 3724-3735, being Deed No. 01789 for the year 2011.

**AND WHEREAS** by virtue of Deed of Conveyance (Bengali Saf Bikray Kobala) dated 20.03.2013, the said Smt. Gita Mondal sold, transferred and conveyed all that piece and parcel of bagan/bastu lands hereditaments admeasuring an area of 1/24<sup>th</sup> share of 11 decimals be the same a little more or less in C.S. & R.S. Dag No. 124/475, corresponding to L.R. Dag No. 118 under C.S. & R.S. Khatian No. 116 in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, touzi Nos. 3-5, Police Station - Sonarpur, within the local limits of Rajpur Sonarpur Municipality to one Mr. Bibekananda Saha and Mrs. Aloka Saha and the said Deed of Conveyance was registered in the office of Additional District Sub-Registrar, Sonarpur recorded in Book No. I, CD Volume No. 8, Pages 7376-7389, being Deed No. 03551 for the year 2013.



**AND WHEREAS** by virtue of the aforesaid recital the said Bibekananda Saha and Aloka Saha manage to record their respective names of measuring 11 decimals in R.S. Dag No. 124/475 corresponding to L.R. Dag No. 118 under L.R. Khatian No. 505, 505 and 936 before the office of BL&LRO at Sonarpur during the course of latest Revisional Settlement Zarip and the said Bibekananda Saha and Aloka Saha were paying respective Khajna thereof regularly to the respective competent authorities of Govt. of West Bengal and were in absolute and undisputed physical possession thereof, and the details in respect of all that piece and parcel of Bagan/Bastu land as aforesaid are as follows:-

Names	L.R.	L.R. Dag No.	Total area Khatian	Share of land	Area of land
Bibekananda Saha	118	504	11 decimals	5000	5.5 decimals
Aloka Saha	118	505	11 decimals	3000	3.3 decimals
	118	936	11 decimals	2000	2.2 decimals

**AND WHEREAS** thus totaling 11 decimals be the same a little more or less lying and situate at and being comprised in Mouza – Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3-5, within the jurisdiction of Additional District Sub-Registrar, Sonarpur and within the local limits of Rajpur Sonarpur Municipality.

**AND WHEREAS** by virtue of the aforesaid circumstances the said Bibekananda Saha and Aloka Saha seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of bagan, bastu and Sali land hereditaments admeasuring an area of 50 decimals which is equivalent to 30.3 Cottahs, be the same a little more or less lying and situate at and being Comprised in Mouza – Dhamaitala, J.L. No. 75 in C.S. & R.S. Dag No. 122, 123, 124 and 124/475 corresponding to L.R. Dag No. 120, 119, 117 and 118 under C.S. & R.S. Khatian No. 116, corresponding to L.R. Khatian No. 504, 505 and 936, Re. Su. No. 236, Touzi Nos. 3-5, Pargana – Magura, Police Station – Sonarpur, within the local limits of Rajpur Sonarpur Municipality and the said Bibekananda Saha and Aloka Saha also mutated their respective names in the records of local municipality of Rajpur Sonarpur Municipality, under Ward No. 25 vide Municipal Holding No. 841 and was paying respective khajna and taxes thereof regularly to the respective competent authorities of Government of West Bengal and was enjoying physical possession thereof without any interference from any third party whatsoever.

**AND WHEREAS** by a Deed of Conveyance dated 29<sup>th</sup> March, 2018 registered in the office of D.S.R. IV, South 24-Parganas and recorded in Book No. I, Volume No. 1604-2018, Pages 96973 to 97124, being Deed No. 160402892 for the year 2018 the said Bibekananda Saha and Aloka Saha and Smt. Durga Mondal sold, transferred and conveyed the aforesaid properties to the said Mr. Raghav Gupta, Mrs. Dimple Gupta, M/S Raghav Gupta HUF, M/S Escort Merchandise Pvt. Ltd., M/S Classic Niketan Pvt. Ltd., M/S Gajanand Realbuild Pvt. Ltd., M/S Nilachal Developers Pvt. Ltd., M/S Rsquare Projects LLP, Mr. Ratish Kumar Gupta, M/S Surabhi Infrastructure Pvt. Ltd. M/S Gupta Properties & Finance Pvt. Ltd., M/S Gupta Towers Pvt. Ltd., M/S Padmini Enclave Pvt. Ltd., M/S Karuna Realtors Pvt. Ltd., M/S Ramesh Kumar Gupta HUF and M/S Ratish Kumar Gupta HUF for the consideration therein mentioned.

**AND WHEREAS** Smt. Durga Mondal, Smt. Elokesh Naskar, Sri Anil Kumar Naskar, Smt. Aloka Naskar, Sri Sunil Naskar, Sri Sushil Naskar, Smt. Sushama Mondal, Smt. Purnima Naskar, Smt. Shampa Sarkar, Sri Abhijit Naskar, Smt. Maya Mondal, Smt. Chaya Mondal, Smt. Jayanti Gayen, Smt. Basanti Biswas and Ms. Jaya Naskar are collectively the legal heirs of the predecessor-in-title in respect of Mouza – Dhamaitala, J.L. No. 75, in C.S. & R.S. Dag No. 122, 123, 124 and 124/475 corresponding to L.R. Dag Nos. 120, 119, 117 and 118 respectively and they also confirm right title and interest in respect of Mr. Raghav Gupta, Mrs. Dimple Gupta, M/S Raghav Gupta HUF, M/S Escort Merchandise Pvt. Ltd., M/S Classic Niketan Pvt. Ltd., M/S Gajanand Realbuild Pvt. Ltd., M/S Nilachal Developers Pvt. Ltd., M/S Rsquare Projects LLP, Mr. Ratish Kumar Gupta, M/S Surabhi Infrastructure Pvt. Ltd. M/S Gupta Properties & Finance Pvt. Ltd., M/S Gupta Towers Pvt. Ltd., M/S Padmini Enclave Pvt. Ltd., M/S Karuna Realtors Pvt. Ltd., M/S Ramesh Kumar Gupta HUF and M/S Ratish Kumar Gupta HUF free from all encumbrances whatsoever and the said Smt. Durga Mondal, Smt. Elokesh Naskar, Sri Anil Kumar Naskar, Smt. Aloka Naskar, Sri Sunil Naskar, Sri Sushil Naskar, Smt. Sushama Mondal, Smt. Purnima Naskar, Smt. Shampa Sarkar, Sri Abhijit Naskar, Smt. Maya Mondal, Smt. Chaya Mondal, Smt. Jayanti Gayen, Smt. Basanti Biswas and Ms. Jaya Naskar also confirmed that they did not receive any payment against the aforesaid Deed of Conveyance.







NAME OF THE OWNER	R.S. DAG NO	KHATAN NO	TOTAL	
			13 Decimal	13 Decimal
Mannatha Nath Sardar	114	15	15	1
Menoka Bala Dasi	114	15	15	1
Lalita Bala Dasi	114	15	15	1
Pulin Sardar alias Gopal Sardar	114	15	15	1
Saty Charan Sardar	114	15	15	1

**II. Deed No. 190407304 for the year 2019**

WHEREAS one Surendra Nath Sardar, since deceased, son of Late Trailakyanath Sardar, was the sole and absolute recorded owner of ALL THAT land measuring an area of 13 decimal in R.S. Dag No. 114, classified as Bagan and 10 Decimals in R.S. Dag No. 115, classified as Danga, under Khatan No. 15, comprised in Mouza Dharmaitala, J.L. No. 75, Re. Su. No. 236, Touzi No. 3 to 5, Police Station - Sonarpur within the jurisdiction of A.D.S.R. Sonarpur and within the local limits of Sonarpur Municipality, District 24 Parganas (South).

AND WHEREAS that by virtue of Bengal Saf Kobala, (Deed of Conveyance) dated 13.04.1955, said Surendra Nath Sardar, since deceased, had indefensibly sold, conveyed, transferred released and parted ALL THAT land measuring 2 (two) decimals out of 13 (thirteen) decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) decimals in R.S. Dag No. 115 and certain others lands in different dag nos. of Mouza - Dharmaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) in favour of one Smt. Menokabala Dasi, wife of Palan Chandra Sardar and one Smt. Lalita Bala Dasi, wife of Haran Chandra Sardar, at a valuable consideration mentioned therein, and the said Bengal Saf Kobala was registered in office of the Sub Registrar Alipur and recorded in Book No. 1, being Deed No. 2381 for the year 1955.

AND WHEREAS by virtue of Bengal Dampatra, (Deed of Gift) dated 29.11.1965, said Surendra Nath Sardar, out of natural love and affection between father and son, gifted, donated, transferred, released and parted ALL THAT land measuring 9 (nine) decimals out of 13 (thirteen) decimals in R.S. Dag No. 114 and 6 (six) decimals out of 10 (ten) decimals in R.S. Dag No. 115, and certain others lands in different dag nos. comprised in Mouza - Dharmaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South), in favour of his son Mannatha Nath Sardar, and the said Bengal Dampatra (Deed of Gift) was registered in office of Sub Registrar Barupur and recorded in Book No. 1, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.

AND WHEREAS that by virtue of Bengal Dampatra, (Deed of Gift) dated 20.11.1965, said Surendra Nath Sardar, gifted, donated, transferred, released and parted ALL THAT residue portion of land measuring 2 (two) decimals out of 13 (thirteen) decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) decimals in R.S. Dag No. 115 and certain others lands in different dag nos. of Mouza Dharmaitala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) in favor of Atul Chandra Sardar son of Late Darik Nath Sardar, and the said Bengal Dampatra (Deed of Gift) was registered in the office of Sub Registrar, Barupur and recorded in Book No. 1, Volume No. 152, Pages No. 37 to 44, being Deed No. 11380 for the year 1965.

AND WHEREAS that by virtue of Bengal Dampatra (Deed of Gift) dated 26.11.1984, said Atul Chandra Sardar, son of Late Darik Nath Sardar, out of natural love and affection between father and sons, gifted, donated transferred and parted ALL THAT land measuring 2 (two) decimals in R.S. Dag No. 114 and 2 (two) decimals in R.S. Dag No. 115 and certain others lands in different dag nos. of Mouza Dharmaitala, J.L. No. 75, District 24 Parganas (South) in favour of his sons namely Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, jointly become the owners of land measuring 13 (thirteen) Decimals classified as Bagan in R.S. Dag No. 114 and 10 (ten) Decimals, classified as Danga in R.S. Dag No. 115, under Khatan No. 15, comprised in Mouza - Dharmaitala, J.L. No. 75, Re. Su. No. 236, Touzi No. 3 to 5, Police Station Sonarpur, District-24 Parganas (South) and the said land in detailed are as follows:-



AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Ajay Sardar, died intestate on 06.05.2010, leaving behind him surviving his 2 (two) sons namely Ranjit Sardar and Goutam Sardar and his four married daughters namely, Smt. Sikha Mondal, Smt. Rekha Das, Smt. Reba School of Hindu Law, through which the said Mamatha Nathi Sardar, was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Mamatha Nathi Sardar, died intestate on 03.01.1991, leaving behind him surviving his five sons Krishna Kumar Sardar alias Krishna Sardar, Amitya Sardar, Nemat Sardar, Ashutosh Sardar, since deceased Ajay Sardar, since deceased, and his two married daughters namely, Tarubala Mondal alias Taru Mondal and Anupama Kayal to succeed and inherit all the estate and properties left by the said Mamatha Nathi Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayavaga Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayavaga

NAME OF RAYAT	L.R. DAG	L.R. KHATTAN	AREA OF LAND
Panchu Sardar	113	138	0.4056 Decimal
	114	138	0.312 Decimal
Pulin Sradar	113	145	0.8125 Decimal
	114	145	0.625 Decimal
Mamatha Nathi Sardar	113	189	9.75 Decimal
	114	189	7.5 Decimal
Menoka Bala Dasi	113	202	0.8125 Decimal
	114	202	0.625 Decimal
Shyamal Sradar	113	227	0.4069 Decimal
	114	227	0.313 Decimal
Saty Charan Sardar	113	239	0.1825 Decimal
	114	239	0.625 Decimal

AND WHEREAS during the course of Latest Revisional Settlement Zari (popularly known as L.R. Zari) the said 23 (twenty three) decimals of Danga and Bagan land, out of which 13 (thirteen) decimals in L. R. Dag No. 113 and 10 (ten) decimals in L. R. Dag No. 114 of Mouza - Dhamatata, J.L. No. 75, Police Station - Sonarpur, District 24 Parganas (South) erroneously mutated under the following names as above are as follows:-

AND WHEREAS during the latest revisional zari the said R. S. Dag Nos. 114 and 115 of Mouza Dhamatata, J.L. No. 75 were converted to L.R. Dag Nos. 113 and 114 respectively due to smooth running of the said L.R. operation by the concerned authority under West Bengal Land Reforms Act, 1955.

AND WHEREAS that said Panchu Sardar alias Kamal Sardar, Shyamal Sardar, Durga Bagani, Sarala Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar, and Bharati Mondal, jointly become the owners of 1 (one) Decimal in R.S. Dag No. 115 and 1 (one) decimal in R.S. Dag No. 114 of Mouza - Dhamatata, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South).

AND WHEREAS while seized and possessed of the aforesaid lands, as mentioned above, the said Lalita Bala Dasi alias Lalita Sardar, died intestate on 10.03.1974, leaving behind her surviving two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and her four married daughters namely, Sarabala Das wife of Late Madhab Das, Kadu Bala Sardar alias Kalpana Sardar wife of Rangan Sardar, Durga Bagani wife of Ajit Bagani and Bharati Mondal wife of Dudh Kumar Mondal to succeed and inherit all the estate and properties left by the said Lalita Bala Dasi, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Lalita Bala Dasi was governed during her life time.

NAME OF THE OWNER	R.S. DAG NO	KHATTAN NO	AREA POSSESSED IN DECIMAL
Mamatha Nathi Sardar	115	15	6 Decimal
Menoka Bala Dasi	115	15	1 Decimal
Lalita Bala Dasi	115	15	1 Decimal
Pulin Sardar alias Gopal Sardar	115	15	1 Decimal
Saty Charan Sardar	115	15	1 Decimal
<b>TOTAL</b>			<b>10 Decimal</b>



Naskar and Smt. Rita Debnath, to succeed and inherit all the estate and properties left by the said Ajay Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ajay Sardar was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid hands as above mentioned the said Ashutosh Sardar died intestate, leaving behind him surviving his son namely Ujalendu Sardar alias Pinku Sardar and his married daughter namely, Gita Dey wife of Late Ganesh Dey, to succeed and inherit all the estate and properties left by the said Ashutosh Sardar, since deceased in accordance with the provisions of Hindu Succession Act 1956, through which the said Ashutosh Sardar was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Pulin Sardar alias Gopal Sardar, died intestate on 14.11.2017, leaving behind him surviving his two sons namely Bisu Sardar, Bapi Sardar and his wife Smt. Niva Sardar to succeed and inherit all the estate and properties left by the said Pulin Sardar alias Gopal Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pulin Sardar was governed during his life time.

AND WHEREAS that by virtue of Bengal Dampatra (Deed of Gift), dated 22.06.2011 the said Tarubal Mondal, had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, ALL THAT undivided 1/7th share of 15 (fifteen) decimals, out of out of which undivided 1/7th share of 9 (nine) Decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and undivided 1/7th share of 6 (six) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 and certain others hands under different dag nos, under khatian No. 15, corresponding to L.R. Khatian No. 189 of Mouza - Dhamaatala, J.L. No. 75, Police Station -Sonarpur, District 24 Parganas (South) her entire share (which she inherited from her father as above mention) in favour of her brother namely Nema! Sardar son of Late Mannatha Nath Sardar, and the said Deed of Gift was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 17, Pages Nos. 6524 to 6538 being Deed No. 07409 for the year 2011.

AND WHEREAS that by virtue of Bengal Bantannama (Deed of Partition) dated 27.06.2011, the said Krishna Sardar alias Krishna Kumar Sardar, allotted his portion measuring 5.2 Decimal in R.S. Dag No. 114 corresponding to L.R. Dag No.113, and 4.5 Decimal R.S. Dag No. 115 corresponding to L.R. Dag No. 114 and Kanj Sardar, Goutam Sardar, Sikha Mandal Rekha Das, Reba Naskar, Rita Debnath, Amiya Sardar, Nema! Sardar, Ujalendu Sardar alias Pinku Sardar, Gita Dey, jointly allotted their portion measuring 5.2 Decimal in R.S. Dag No. 114 corresponding to L.R. Dag No.114 the details of the said land and other portion and others parties particularly mentioned in the said Bantannama and the said Bengal Bantannama was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.

AND WHEREAS that by virtue of another Bengal Dampatra (Deed of Gift) dated 16.11.2012, the said Amiya Sardar, had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, all that land measuring 1.3 (one point three) decimal in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 1.125 (one point one two five) decimal in R.S. Dag No. 115 corresponding to L.R. Dag No.114 of Mouza - Dhamaatala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) in favour of the said Nimal Sardar, son of Late Mannatha Nath Sardar, and the said Bengal Dampatra (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.

AND WHEREAS that by virtue of Bengal Bantannama, (Deed of Partition) dated 19.11.2012, the said Ujalendu Sardar, Gita Dey jointly allotted their portion measuring 5.2 (five point two) Decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113, and 4.5 (four point five) Decimals R.S. Dag No. 115 corresponding to L.R. Dag No. 114, the details of the said land and other portion and others parties particularly mentioned in the said Deed of Partition and the said Bengal Bantannama, (Deed of Partition) was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2509 to 2532, being Deed No. 13702 for the year 2012.



AND WHEREAS that by virtue of Bengal Daptara Dali (Deed of Gift) dated 14.08.2013, the said Anupama Koyal, wife of Late Lait Mohan Koyal, had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, ALL THAT land measuring 1.3 (one point three) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 0.5 (point five) decimal in R.S. Dag No. 115 corresponding to L.R. Dag No. 114, with certain others land mentioned in the said Bengal Daptara, comprised in Mouza - Dhamatala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) in favour of the said Krishna Sardar alias Krishna Kumar Sardar, son of Late Manmatha Nath Sardar, and the said Bengal Daptara, (Deed of Gift) was registered in the office of Additional District Sub Registrar, Sonarpur and recorded in Book No. 1, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09876 for the year 2013.

AND WHEREAS that by virtue of Bengal Saf Bikray Kobala (Deed of Conveyance) dated the 08.08.2014, the said Anupama Koyal, had indefeasibly sold, conveyed, transferred, released and parted with ALL THAT pieces and parcels of Bagan/Danga hands hereditaments admeasuring an area of 1.39 (one point three) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 1.07 (one point zero seven) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 with certain others lands in different dag Nos. of Mouza - Dhamatala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South), but as per devolution of title it was valid and marketable title is only 0.36 (point three six) decimal in the said R.S. Dag No. 115 corresponding to L.R. Dag No. 114, in favour of one Smt. Krishna Sardar, wife of Utpalendu Sardar, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar, Sonarpur, District 24 Parganas (south) and recorded in Book No. 1, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.

AND WHEREAS in pursuant of the said Bengal Bantannama (Deed of Partition), being Deed No. 9132 of 2011, registered at Additional District Sub Registrar, Sonarpur, the valid and marketable title conferred among the parties of the said Bengal Bantannama, i.e., 10.4 (ten point four) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 8.47 (eight point four seven) decimals in R.S. Dag No. 115, corresponding to L.R. Dag No. 114, and the residue portion of land is 0.45 (point four five) decimal in Dag No. 114 became the owner of the present successor of Late Manmatha Nath Sardar, 0.05 (point zero five) decimal in Dag No. 114 became the owner of the present successor of Menoka Bah Dasi and 0.72 decimal in Dag No. 114, became the owner of the present successor of Lalita Bala Dasi alias Lalita Bala Sardar.

AND WHEREAS while enjoying the said residue portion of land measuring an area of 0.05 (point zero five) decimal in R.S. Dag No. 114, corresponding to L.R. Dag No. 113 at Mouza - Dhamatala, J.L. No. 75, the said Menoka Bala Dasi, died intestate on 26.01.2015, leaving behind her surviving her three sons namely Partosh Sardar, Jhantu Sardar, Shambhu Sardar and her two married daughters namely, Mina Mandal and Arati Purkait to succeed and inherit all the estate and properties left by the said Menoka Bala Dasi, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Menoka Bala Dasi, was governed during her life time.

AND WHEREAS thus by virtue of the recital hereinabove stated the said Sri Krishna Sardar, Sri Nemat Sardar, Sri Utpalendu Sardar, Smt. Reba Naskar, Smt. Rita Debnath, Sri Ranjit Sardar, Sri Goutam Sardar, Smt. Sikha Mondal, Smt. Rekha Das, Smt. Bapi Sardar, Sri Panchu Sardar, Sri Shyamal Sardar, Smt. Durga Bagan, Smt. Sarabala Das, Smt. Kalpana Sardar, Smt. Bharati Mondal, Sri Partosh Sardar, Sri Jhantu Sardar, Sri Shambhu Sardar, Smt. Mina Mandal and Smt. Arati Purkait jointly seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of Bagan and Danga and hereditaments admeasuring an area of 23 (twenty three) decimals, be the same a little bit more or less out of which 13 (thirteen) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 10 (ten) Decimals in R.S. Dag No. 115, corresponding to L.R. Dag No. 114, lying and situate at and being and comprised in Mouza - Dhamatala, J.L. No. 75, under Khaidan No. 15, corresponding to L.R. Khatian Nos. 138, 145, 189, 202, 227 and 239, Re. Sa. No. 236, Tourist Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward No. 25 and they are enjoying the same by paying respective khajna and taxes thereof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever.



AND WHEREAS that the said Somnath Mondal, the confirming party therein was a real-estate broker, thereby procure the said land with the said Krishna Kumar Sardar and others and for the purpose of such procurement he received the amount mentioned therein, and as per verbal terms and condition with the said Krishna Kumar Sardar and others, for such confirmation the said Mrs. Dimple Gupta paid the said received amount upon deducting the same from the said Krishna Kumar Sardar and others.

AND WHEREAS by virtue of Deed of Conveyance dated 22.07.2019 registered in the office of Additional Registrar of Assurance - IV, Kolkata, and recorded in Book No. 1, Volume No. 1904-2019, Pages from 355450 to 355534, being Deed No. 190407304 for the year 2019, the said Krishna Kumar Sardar and others sold, transferred, conveyed ALL THAT piece and parcel of Bagan & Danga lands hereditaments measuring an area of undivided 1/4th share of 21.664 (twenty one point six six four) decimals, be the same a little bit more or less, i.e., undivided 5.416 (five point four one six) decimals, out of which 3.041 (three point zero four one) decimals in R.S. Dag No. 114 corresponding to L.R. Dag Nos. 113, classified as Bagan and 2.375 (two point three seven five) decimals in R.S. Dag No. 115, corresponding to L.R. Dag Nos. 114, classified as Danga, lying and situate at and being and comprised in Mouza-Dhamatata, J.L. No. 75, under Khatan No. 15, corresponding to L.R. Khatan Nos. 138, 145, 189, 202, 227 and 239, Re. Su No. 236, Touzi Nos. 3 to 5, Pargana - Magura, situated at Dwart Road, Police Station Sonarpur, Kolkata - 700151, within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, Pin No. 700151, District 24 Parganas (South) in favour of Mrs. Dimple Gupta and the said land is detailed dag wise as follows:-

L.R. DAG NO.	L.R. KHATAN NO.	AREA IN DECIMAL
113	138	0.1014 Decimal
113	145	0.2032 Decimal
113	189	2.2285 Decimal
113	202	0.2031 Decimal
113	227	0.1017 Decimal
114	239	0.2031 Decimal
114	138	0.078 Decimal
114	145	0.157 Decimal
114	189	1.75 Decimal
114	202	0.156 Decimal
114	227	0.078 Decimal
114	239	0.156 Decimal

III. Deed No. 190407305 for the year 2019

WHEREAS one Surendra Nath Sardar, since deceased, son of Late Trailakyanath Sardar, was the sole and absolute recorded owner of ALL THAT land measuring an area of 13 decimal in R.S. Dag No. 114, classified as Bagan and 10 Decimals in R.S. Dag No. 115, classified as Danga, under Khatan No. 15, comprised in Mouza Dhamatata, J.L. No. 75, Re. Su No. 236, Touzi No. 3 to 5, Police Station - Sonarpur within the jurisdiction of A.D.S.R. Sonarpur and within the local limits of limits of Sonarpur Municipality, District 24 Parganas (South).

AND WHEREAS that by virtue of Bengal Saf Kobala, (Deed of Conveyance) dated 13.04.1955, said Surendra Nath Sardar, since deceased, had indentifiably sold, conveyed, transferred released and parted ALL THAT land measuring 2 (two) decimals out of 13 (thirteen) decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) decimals in R.S. Dag No. 115 and certain others lands in different dag nos. of Mouza - Dhamatata, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) in favour of one Smt. Menokabala Das, wife of Palan Chandra Sardar and one Smt. Lalita Bala Das, wife of Haran Chandra Sardar, at a valuable consideration mentioned therein, and the said Bengal Saf Kobala was registered in office of the Sub Registrar Allpur and recorded in Book No. 1, being Deed No. 2381 for the year 1955.

AND WHEREAS by virtue of Bengal Dampatra, (Deed of Gift) dated 29.11.1965, said Surendra Nath Sardar, out of natural love and affection between father and son, gifted, donated, transferred, released and parted ALL THAT land measuring 9 (nine) decimals out of 13 (thirteen) Decimals in R.S. Dag No. 114 and 6 (six) decimals out of 10 (ten) Decimals in R.S. Dag No. 115, and certain others lands in different dag nos. comprised in Mouza - Dhamatata, J.L. No. 75, Police Station - Sonarpur, and the said Bengal Dampatra Daili, (Deed of Gift) was in favour of his son Mannabha Nath Sardar, and the said Bengal Dampatra Daili, (Deed of Gift) was



registered in office of Sub Registrar Baruipur and recorded in Book No. 1, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.

AND WHEREAS that by virtue of Bengal Dhanpatra, (Deed of Gift) dated 20.11.1965, said Surendra Nath Sardar, gifted, donated, transferred, released and parted ALL THAT residue portion of land measuring 2 Decimals out of 13 (thirteen) Decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) Decimals in R.S. Dag No. 115 and certain others lands in different dagnos of Mouza Dhamatata, J.L. No. 75, Police Station Sonarpur, District -24 Parganas (South) in favor of Anul Chandra Sardar son of Late Darik Nath Sardar, and the said Bengal Dhanpatra (Deed of Gift) was registered in the office of Sub Registrar, Baruipur and recorded in Book No. 1, Volume No. 152, Pages No. 37 to 44, Being Deed No. 11380 for the year 1965.

AND WHEREAS that by virtue of Bengal Dhanpatra (Deed of Gift) dated 26.11.1984, said Anul Chandra Sardar, son of Late Darik Nath Sardar, out of natural love and affection between father and sons, gifted, donated transferred released and parted all that land measuring 2 (two) decimals in R.S. Dag No. 114 and 2 (two) decimals in R.S. Dag No. 115 and certain others lands in different dagnos, of Mouza Dhamatata, J.L. No. 75, District 24 Parganas (South) in favor of his sons namely Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, and the said Deed of Gift was registered in the office of District Sub Registrar Allpur and recorded in Book No. 1, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.

AND WHEREAS that by virtue of the said aforesaid representation the said Sri Mannatha Nath Sardar, Menokabala Das, Lalita Bala Das, Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, jointly become the owners of land measuring 13 (thirteen) Decimals classified as Bagan in R.S. Dag No. 114 and 10 (ten) Decimals, classified as Danga in R.S. Dag No. 115, under Khatian No. 15, comprised in Mouza - Dhamatata, J.L. No. 75, Re. Su. 236, Touri No. 3 to 5, Police Station Sonarpur, District-24 Parganas (South) and the said land in detailed are as follows:-

NAME OF THE OWNER	R.S. DAG NO	KHATIAN NO	AREA POSSESSED IN DECIMAL
Mannatha Nath Sardar	114	15	9 Decimal
Menoka Bala Das	114	15	1 Decimal
Lalita Bala Das	114	15	1 Decimal
Pulin Sardar alias Gopal Sardar	114	15	1 Decimal
Satya Charan Sardar	114	15	1 Decimal
<b>TOTAL</b>			<b>13 Decimal</b>

NAME OF THE OWNER	R.S. DAG NO	KHATIAN NO	AREA POSSESSED IN DECIMAL
Mannatha Nath Sardar	115	15	6 Decimal
Menoka Bala Das	115	15	1 Decimal
Lalita Bala Das	115	15	1 Decimal
Pulin Sardar alias Gopal Sardar	115	15	1 Decimal
Satya Charan Sardar	115	15	1 Decimal
<b>TOTAL</b>			<b>10 Decimal</b>

AND WHEREAS while seized and possessed of the aforesaid lands, as mentioned above, the said Lalita Bala Das alias Lalita Sardar, died intestate on 10.03.1974, leaving behind her surviving two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and her four married daughters namely, Sarabala Das wife of Late Madhab Das, Kadu Bala Sardar alias Kalpana Sardar, Durga Bagani and of Ajit Bagani and Bharati Mandal wife of Puch Kumar Mandal to succeed and inherit all the estate and properties left by the said Lalita Bala Das, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Lalita Bala Das was governed during her life time.

AND WHEREAS that said Panchu Sardar alias Kamal Sardar, Shyamal Sardar, Durga Bagani, Sarala Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar, and Bharati Mandal, jointly become the owners of 1 (one) Decimal in R.S. Dag No. 115 and 1 (one) decimal in R.S. Dag No. 114 of Mouza - Dhamatata, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South).



AND WHEREAS during the latest revisional zarip the said R. S. Dag Nos. 114 and 115 of Mouza Dhamatala, I.L. No. 75 were converted to L.R. Dag Nos. 113 and 114 respectively due to smooth running of the said L.R. operation by the concerned authority under West Bengal Land Reforms Act, 1955.

AND WHEREAS during the course of Latest Revisional Settlement Zarip (popularly known as L.R. Zarip) the said 23 (twenty three) decimals of Danga and Bagan land, out of which 13 (thirteen) decimals in L.R. Sonarpur, District 24 Parganas (South) erroneously mutated under the following names as above are as follows:-

NAME OF RAYAT	L.R. DAG	L.R. KHATTAN	AREA OF LAND
Panchu Sardar	113	138	0.4056 Decimal
	114	138	0.312 Decimal
Pulin Sradar	113	145	0.8125 Decimal
	114	145	0.625 Decimal
Mannatha Nath Sardar	113	189	9.75 Decimal
	114	189	7.5 Decimal
Menoka Bala Dast	113	202	0.8125 Decimal
	114	202	0.625 Decimal
Shyamal Sradar	113	227	0.4069 Decimal
	114	227	0.313 Decimal
Satya Charan Sardar	113	239	0.1825 Decimal
	114	239	0.625 Decimal

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Mannatha Nath Sardar, died intestate on 03.01.1991, leaving behind him surviving his five sons Krishna Kumar Sardar alias Sardar, Amiya Sardar, Nemat Sardar, Ashutosh Sardar, since deceased Ajay Sardar, since deceased, and his two married daughters namely, Tarubala Mondal alias Taru Mondal and Anupama Kayal to succeed and inherit all the estate and properties left by the said Mannatha Nath Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Daywaga School of Hindu Law, through which the said Mannatha Nath Sardar, was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Ajay Sardar, died intestate on 06.05.2010, leaving behind him surviving his 2 (two) sons namely Ranjit Sardar and Goutam Sardar and his four married daughters namely, Smt. Sikha Mondal, Smt. Rekha Das, Smt. Reba Naskar and Smt. Rita Debnath, to succeed and inherit all the estate and properties left by the said Ajay Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ajay Sardar was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Ashutosh Sardar died intestate, leaving behind him surviving his son namely Utpalendu Sardar alias Pinku Sardar and his married daughter namely, Gita Dey wife of Late Ganesh Dey, to succeed and inherit all the estate and properties left by the said Ashutosh Sardar, since deceased in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ashutosh Sardar was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Pulin Sardar alias Gopal Sardar, died intestate on 14.11.2017, leaving behind him surviving his two sons namely Bisu Sardar, Bapi Sardar and his wife Smt. Niva Sardar to succeed and inherit all the estate and properties left by the said Pulin Sardar alias Gopal Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pulin Sardar alias Gopal Sardar was governed during his life time.

AND WHEREAS that by virtue of Bengali Dampatra (Deed of Gift), dated 22.06.2011 the said Tarubal Mondal, had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, ALL THAT undivided 1/7th share of 15 (fifteen) decimals, out of out of which undivided 1/7th share of 9 (nine) Decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and undivided 1/7th share of 6 (six) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 and

certain others hands under different dag nos. under khatian No. 15, corresponding to L.R. Khatian No. 189 of Mouza - Dhamatata, J.L. No. 75, Police Station - Sonarpur, District 24 Parganas (South) her entire share (which she inherited from her father as above mention) in favour of her brother namely Nemaï Sardar son of Late Mannatha Nath Sardar, and the said Deed of Gift was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 17, Pages Nos. 6524 to 6538 being Deed No. 07409 for the year 2011.

**AND WHEREAS** that by virtue of Bengal Bantanama (Deed of Partition) dated 27.06.2011, the said Krishna Sardar alias Krishna Kumar Sardar, allotted his portion measuring 5.2 Decimal in R.S. Dag No. 114 corresponding to L.R. Dag No. 113, and 4.5 Decimal R.S. Dag No. 115 corresponding to L.R. Dag No. 114 and Ranit Sardar, Goutam Sardar, Sika Mandal Recha Das, Reba Naskar, Rita Debnath, Amiya Sardar, Nemaï Sardar, Upalendu Sardar alias Pinku Sardar, Gita Dey, jointly allotted their portion measuring 5.2 Decimal in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 4.5 Decimal R.S. Dag No. 115, corresponding to L.R. Dag No. 114 the details of the said land and other portion and others parties particularly mentioned in the said Bantanama and the said Bengal Bantanama was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.

**AND WHEREAS** that by virtue of another Bengal Daptra (Deed of Gift) dated 16.11.2012, the said Amiya Sardar, had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, ALL THAT land measuring 1.3 (one point three) decimal in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 1.25 (one point one two five) decimal in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 of Mouza - Dhamatata, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) in favour of the said Nimal Sardar, son of Late Mannatha Nath Sardar, and the said Bengal Daptra (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 13657 for the year 2012.

**AND WHEREAS** that by virtue of Bengal Bantanama, (Deed of Partition) dated 19.11.2012, the said Upalendu Sardar, Gita Dey jointly allotted their portion measuring 5.2 (five point two) Decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113, and 4.5 (four point five) Decimals R.S. Dag No. 115 corresponding to L.R. Dag No. 114, the details of the said land and other portion and others parties particularly mentioned in the said Deed of Partition and the said Bengal Bantanama, (Deed of Partition) was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2509 to 2532, being Deed No. 13702 for the year 2012.

**AND WHEREAS** that by virtue of Bengal Daptra Daili (Deed of Gift) dated 14.08.2013, the said Anupama Koyal, wife of Late Late Mohan Koyal had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, ALL THAT land measuring 1.3 (one point three) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 0.5 (point five) decimal in R.S. Dag No. 115 comprising in Mouza - Dhamatata, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) in favour of the said Krishna Sardar alias Krishna Kumar Sardar, son of Late Mannatha Nath Sardar, and the said Bengal Daptra, (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09876 for the year 2013.

**AND WHEREAS** that by virtue of Bengal Sar Bikray Kohala (Deed of Conveyance) dated the 08.08.2014, the said Anupama Koyal had indefeasibly sold, conveyed, transferred, released and parted with ALL THAT pieces and parcels of Bagan/Danga hands hereditaments admeasuring an area of 1.39 (one point three nine) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 1.07 (one point zero seven) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 with certain others lands in different dag Nos. of Mouza - Dhamatata, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South), but as per devolution of title it was valid and marketable title is only 0.36 (point three six) decimal in the said R.S. Dag No. 115 corresponding to L.R. Dag No. 114, to one Smt. Krishna Sardar, wife of Upalendu Sardar, as a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (South) and recorded in Book No. I, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.







L.R. DAG NO. 113	L.R. KHATTIAN NO. 138	AREA IN DECIMAL 0.1014 Decimal
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AND WHEREAS in pursuant of the said Bengal Bantamama (Deed of Partition), being Deed No. 9132 of 2011, registered at Additional District Sub Registry, Sonarpur, the valid and marketable title conferred among the parties of the said Bengal Bantamama, i.e., 104 (ten point four) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 847 (eight point four seven) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114, and the residue portion of land is 0.45 (point four five) decimal in Dag No. 114 became the owner of the present successor of Late Mannath Nath Sardar, 0.05 (point zero five) decimal in Dag No. 114 became the owner of the present successor of Menoka Bah Dasi and 0.72 decimal in Dag No. 114, became the owner of the present successor of Lalita Bala Dasi alias Lalita Bala Sardar.

AND WHEREAS while enjoying the said residue portion of land measuring an area of 0.05 (point zero five) decimal in R.S. Dag No. 114, corresponding to L.R. Dag No. 113 at Mouza - Dhamahtala, J.L. No. 75, the said Menoka Bala Dasi, died intestate on 26.01.2015, leaving behind her surviving her three sons namely Partosh Sardar, Jhantu Sardar, Shambhu Sardar and her two married daughters namely, Mina Mandala and Arati Purakat in accordance with the provisions of Hindu Succession Act, 1956, through which the said Menoka Bala Dasi, was governed during her life time.

AND WHEREAS thus by virtue of the rectal hereinabove stated the said Sri Krishna Sardar, Sri Nemat Sardar, Sri Utpalendu Sardar, Smt. Gita Dey, Sri Ranjit Sardar, Sri Govtam Sardar, Smt. Sikkha Mondal, Smt. Rekha Das, Smt. Reba Naskar, Smt. Rita Debnath, Sri Satya Charan Sardar, Smt. Nibha Sardar, Sri Bisu Sardar, Sri Bapi Sardar, Sri Panchnu Sardar, Sri Shyamal Sardar, Smt. Durga Bagan, Smt. Sarabala Das, Smt. Kalpana Sardar, Smt. Bharat Mondal, Sri Partosh Sardar, Sri Jhantu Sardar, Sri Shambhu Sardar, Smt. Mina Mondal and Smt. Arati Purakat jointly seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of Bagan and Danga and hereditaments measuring an area of 23 (twenty three) decimals, be the same a little bit more or less out of which 13 (thirteen) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 10 (ten) Decimals in R.S. Dag No. 115, corresponding to L.R. Dag No. 114, lying and situate at and being and comprised in Mouza - Dhamahtala, J.L. No. 75, under Khattian No. 15, corresponding to L.R. Khattian Nos. 138, 145, 189, 202, 227 and 239, Re. Su No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward No. 25 and they are enjoying the same by paying respective khajana and taxes thereof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever.

AND WHEREAS that the said Somnath Mondal, the confirming party therein was a real-estate broker, thereby procure the said land and with the said Krishna Kumar Sardar and others and for the purpose of such procurement he received the amount mentioned therein, and as per verbal terms and condition with the said Krishna Kumar Sardar and others, for such confirmation the said M/S. RATISH KUMAR GUPTA HUF paid the said received amount upon deducting the same from the said Krishna Kumar Sardar and others.

AND WHEREAS by virtue of Deed of Conveyance dated 22.07.2019 registered in the office of Additional Registrar of Assurance - IV, Kolkata, and recorded in Book No. I, Volume No. 1904-2019, Pages from 35535 to 355621, being Deed No. 190407305 for the year 2019, the said Krishna Kumar Sardar and others sold, transferred, conveyed ALL THAT piece and parcel of Bagan & Danga lands hereditaments measuring an area of undivided 1/4th share of 21.664 (twenty one point six six four) decimals, be the same a little bit more or less, i.e., undivided 5.416 (five point four one six) decimals, out of which 3.041 (three point zero four one) decimals in R.S. Dag No. 114 corresponding to L.R. Dag Nos. 113, classified as Bagan and 2.375 (two point three seven five) decimals in R.S. Dag No. 115, corresponding to L.R. Dag Nos. 75, under Khattian No. 15, corresponding to L.R. Khattian Nos. 138, 145, 189, 202, 227 and 239, Re. Su No. 236, Touzi Nos. 3 to 5, Pargana - Magura, situated at Dwartir Road, Police Station Sonarpur, Kolkata - 700151, within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, Pin No. 700151, District 24 Parganas (South) in favour of M/S. Ratish Kumar Gupta HUF.



IV. Deed No. 190407307 for the year 2019

113	145	0.2031 Decmal
113	189	2.2285 Decmal
113	202	0.2031 Decmal
113	227	0.1017 Decmal
114	138	0.2032 Decmal
114	145	0.078 Decmal
114	189	0.156 Decmal
114	202	1.75 Decmal
114	227	0.156 Decmal
114	239	0.078 Decmal
114	239	0.157 Decmal

WHEREAS one Surendra Nath Sardar, since deceased, son of Late Trailakyanath Sardar, was the sole and absolute recorded owner of ALL THAT land measuring an area of 13 decmal in R.S. Dag No. 114, classified as Bagan and 10 Decimals in R.S. Dag No. 115, classified as Danga, under Khatian No. 15, comprised in Mouza Dharmatala, J.L. No. 75, Re Su No. 236, Touzi No. 3 to 5, Police Station - Sonarpur within the jurisdiction of A.D.S.R. Sonarpur and within the local limits of limits of Sonarpur Municipality, District 24 Parganas (South).

AND WHEREAS that by virtue of Bengal Saf Kobala, (Deed of Conveyance) dated 13.04.1955, said Surendra Nath Sardar, since deceased, had indefensibly sold, conveyed, transferred released and parted ALL THAT land measuring 2 (two) decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) decimals in R.S. Dag No. 115 and certain others lands in different dag nos. of Mouza - Dharmatala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) in favour of one Smt. Menokabala Das, wife of Palan Chandra Sardar and one Smt. Lalita Bala Das, wife of Haran Chandra Sardar, at a valuable consideration mentioned therein, and the said Bengal Saf Kobala was registered in office of the Sub Registrar Alipur and recorded in Book No. I, being Deed No. 2381 for the year 1955.

AND WHEREAS by virtue of Bengal Damptra, (Deed of Gift) dated 29.11.1965, said Surendra Nath Sardar, out of natural love and affection between father and son, gifted, donated, transferred, released and parted ALL THAT land measuring 9 (nine) decimals out of 13 (thirteen) Decimals in R.S. Dag No. 114 and 6 (six) decimals out of 10 (ten) Decimals in R.S. Dag No. 115, and certain others lands in different dag nos. comprised in Mouza - Dharmatala, J. L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South), in favour of his son Manmatha Nath Sardar, and the said Bengal Damptra Daili, (Deed of Gift) was registered in office of Sub Registrar Barupur and recorded in Book No. I, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.

AND WHEREAS that by virtue of Bengal Damptra, (Deed of Gift) dated 20.11.1965, said Surendra Nath Sardar, gifted, donated, transferred, released and parted ALL THAT residue portion of land measuring 2 (two) decimals out of 13 (thirteen) Decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) Decimals in R.S. Dag No. 115 and certain others lands in different dag nos of Mouza Dharmatala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) in favor of Arul Chandra Sardar son of Late Darik Nath Sardar, and the said Bengal Damptra (Deed of Gift) was registered in the office of Sub Registrar, Barupur and recorded in Book No. I, Volume No. 152, Pages No. 37 to 44, being Deed No. 11380 for the year 1965.

AND WHEREAS that by virtue of Bengal Damptra (Deed of Gift) dated 26.11.1984, said Arul Chandra Sardar, son of Late Darik Nath Sardar, out of natural love and affection between father and sons, gifted, donated transferred released and parted ALL THAT land measuring 2 (two) decimals in R.S. Dag No. 114 and 2 (two) decimals in R.S. Dag No. 115 and certain others lands in different dag nos. of Mouza Dharmatala, J.L. No. 75, District 24 Parganas (South) in favour of his sons namely Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, and the said Deed of Gift was registered in the office of District Sub Registrar Alipur and recorded in Book No. I, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.



NAME OF RAVAT	L.R. DAG	L.R. KHATAN	AREA OF LAND
Panchu Sardar	113	138	0.4056 Decimal
	114		0.312 Decimal
Pulin Sradar	113	145	0.8125 Decimal
	114	145	0.625 Decimal
	113	189	9.75 Decimal
	114	189	7.5 Decimal
Mamatha Nath Sardar	113		0.8125 Decimal
	114		0.625 Decimal
	113		0.8125 Decimal
	114		0.625 Decimal

AND WHEREAS during the course of latest Revisional Settlement Zarp (popularly known as L.R. Zarp) the said 23 (twenty three) decimals of Danga and Bagan land, out of which 13 (thirteen) decimals in L.R. Dag No. 113 and 10 (ten) decimals in L.R. Dag No. 114 of Mouza - Dhamahtala, J.L. No. 75, Police Station - Sonarpur, District 24 Parganas (South) erroneously mutated under the following names as above are as follows:-

AND WHEREAS during the latest revisional zarp the said R.S. Dag Nos. 113 and 114 respectively due to smooth running of the said L.R. operation by the concerned authority under West Bengal Land Reforms Act, 1955.

AND WHEREAS that said Panchu Sardar alias Kamal Sardar, Shyama Sardar, Durga Bagan, Sarala Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar, and Bharat Mondal, jointly become the owners of 1 (one) Decimal in R.S. Dag No. 115 and 1 (one) decmal in R.S. Dag No. 114 of Mouza - Dhamahtala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South).

AND WHEREAS while seized and possessed of the aforesaid lands, as mentioned above, the said Lalita Bala Das alias Lalita Sardar, died intestate on 10.03.1974, leaving behind her surviving two sons namely Shyama Sardar, Kamal Sardar and her four married daughters namely, Sarabala Das wife of Late Madhab Das, Kadu Bala Sardar alias Kalpana Sardar wife of Rangan Sardar, Durga Bagan wife of Aft Bagan and Bharat Mondal wife of Dudh Kumar Mondal to succeed and inherit all the estate and properties left by the said Lalita Bala Das, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Lalita Bala Das was governed during her life time.

NAME OF THE OWNER	R.S. DAG NO	KHATAN NO	AREA POSSESSED IN DECIMAL
Mamatha Nath Sardar	115	15	6 Decimal
Menoka Bala Dasi	115	15	1 Decimal
Lalita Bala Dasi	115	15	1 Decimal
Pulin Sardar alias Gopal Sardar	115	15	1 Decimal
Satya Charan Sardar	115	15	1 Decimal
<b>TOTAL</b>			<b>10 Decimal</b>

NAME OF THE OWNER	R.S. DAG NO	KHATAN NO	AREA POSSESSED IN DECIMAL
Mamatha Nath Sardar	114	15	9 Decimal
Menoka Bala Dasi	114	15	1 Decimal
Lalita Bala Dasi	114	15	1 Decimal
Pulin Sardar alias Gopal Sardar	114	15	1 Decimal
Satya Charan Sardar	114	15	1 Decimal
<b>TOTAL</b>			<b>13 Decimal</b>

AND WHEREAS that by virtue of the said aforesaid representation the said Sri Mamatha Nath Sardar, Menokabala Das, Lalita Bala Das, Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, jointly become the owners of land measuring 13 (thirteen) Decimals classified as Bagan in R.S. Dag No. 114 and 10 (ten) Decimals, classified as Danga in R.S. Dag No. 115, under Khattan No. 15, comprised in Mouza - Dhamahtala, J.L. No. 75, Re. Su. 236, Touzi No. 3 to 5, Police Station Sonarpur, District-24 Parganas (South) and the said land in detailed are as follows:-



0.4069 Decimal	227	113	Shyamal Sradar
0.313 Decimal	227	114	Saty Charan Sardar
0.1825 Decimal	239	113	
0.625 Decimal	239	114	

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Mannatha Nath Sardar, died intestate on 03.01.1991, leaving behind him surviving his five sons Krishna Kumar Sardar alias Krishna Sardar, Amiya Sardar, Nemat Sardar, Ashutosh Sardar, since deceased Ajay Sardar, since deceased, and his two married daughters namely, Tarubala Mondal alias Taru Mondal and Anupama Kayal to succeed and inherit all the estate and properties left by the said Mannatha Nath Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayavaga School of Hindu Law, through which the said Mannatha Nath Sardar, was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Ajay Sardar, died intestate on 06.05.2010, leaving behind him surviving his 2 (two) sons namely Ranjit Sardar and Goutam Sardar and his four married daughters namely, Smt. Sikha Mondal, Smt. Rekha Das, Smt. Reba Naskar and Smt. Rita Debnath, to succeed and inherit all the estate and properties left by the said Ajay Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ajay Sardar was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid hands as above mentioned the said Ashutosh Sardar, died intestate, leaving behind him surviving his son namely Upalendu Sardar alias Pinku Sardar and his married daughter namely, Gita Dey wife of Late Ganesh Dey, to succeed and inherit all the estate and properties left by the said Ashutosh Sardar, since deceased in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ashutosh Sardar was governed during his life time.

AND WHEREAS while seized and possessed of the aforesaid lands as above mentioned the said Pulin Sardar alias Gopal Sardar, died intestate on 14.11.2017, leaving behind him surviving his two sons namely Bisu Sardar, Bapi Sardar and his wife Smt. Niva Sardar to succeed and inherit all the estate and properties left by the said Pulin Sardar alias Gopal Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pulin Sardar alias Gopal Sardar was governed during his life time.

AND WHEREAS that by virtue of Bengal Dhantra (Deed of Gift), dated 22.06.2011 the said Tarbal Mondal, had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, ALL THAT undivided 1/7th share of 15 (fifteen) decimals, out of out of which undivided 1/7th share of 9 (nine) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and certain others hands under different dag nos, under khadan No. 15, corresponding to L.R. Dag No. 114 and of Mouza - Dhanatala, J.L. No. 75, Police Station -Sonarpur, District 24 Parganas (South) her entire share (which she inherited from her father as above mention) in favour of her brother namely Nemat Sardar son of Late Manmatha Nath Sardar, and the said Deed of Gift was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. 1, CD Volume No. 17, Pages Nos. 6524 to 6538 being Deed No. 07409 for the year 2011.

AND WHEREAS that by virtue of Bengal Bantannama (Deed of Partition) dated 27.06.2011, the said Krishna Sardar alias Krishna Kumar Sardar, allotted his portion measuring 5.2 Decimal in R.S. Dag No. 114 corresponding to L.R. Dag No. 113, and 4.5 Decimal R.S. Dag No. 115 corresponding to L.R. Dag No. 114 and Ranji Sardar, Goutam Sardar, Silda Mandal Rekha Das, Reba Naskar, Rita Debnath, Amiya Sardar, Nemat Sardar, Upalendu Sardar alias Pinku Sardar, Gita Dey, jointly allotted their portion measuring 5.2 Decimal in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 4.5 Decimal R.S. Dag No. 115, particularly mentioned in the said Bantannama and the said Bengal Bantannama was registered in the office of A.D.S.R. Sonarpur and recorded in Book No. 1, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.

AND WHEREAS that by virtue of another Bengal Dhantra (Deed of Gift) dated 16.11.2012, the said Amiya Sardar, had gifted, donated, transferred, released and parted out of natural love and affection between brother and sister, all that land measuring 1.3 (one point three) decimal in R.S. Dag No. 114



corresponding to L.R. Dag No. 113 and 125 (one point one two five) decimal in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 of Mouza - Dharmatala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) in favour of the said Nimal Sardar, son of Late Mannath Nath Sardar, and the said Bengal Daptra (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.

AND WHEREAS that by virtue of Bengal Bantannama, (Deed of Partition) dated 19.11.2012, the said Upalendu Sardar, Gita Dey jointly allotted their portion measuring 5.2 (five point two) Decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113, and 4.5 (four point five) Decimals R.S. Dag No. 115 corresponding to L.R. Dag No. 114, with certain others land mentioned in the said Bengal Daptra, comprising in Mouza - Dharmatala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) in favour of the said Krishna Kumar Sardar, son of Late Mannath Nath Sardar, and the said Bengal Daptra, (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and recorded in Book No. I, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09076 for the year 2013.

AND WHEREAS that by virtue of Bengal Saf Biliay Kobala (Deed of Conveyance) dated the 08.08.2014, the said Anupama Koyal, had indefeasibly sold, conveyed, transferred, released and parted with ALL THAT pieces and parcels of bagan/danga hands hereditaments admeasuring an area of 1.39 (one point three nine) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 1.07 (one point zero seven) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 with certain others lands in different dag Nos. of Mouza - Dharmatala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South), but as per devolution of title it was valid and marketable title is only 0.36 (point three six) decimal in the said R.S. Dag No. 115 corresponding to L.R. Dag No. 114, to one Smt Krishna Sardar, wife of Upalendu Sardar, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and recorded in Book No. I, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.

AND WHEREAS in pursuant of the Said Bengal Bantannama (Deed of Partition), being Deed No. 9132 of 2011, registered at Additional District Sub Registrar, Sonarpur, the valid and marketable title conferred among the parties of the said Bengal Bantannama, i.e., 10.4 (ten point four) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 8.47 (eight point four seven) decimals in R.S. Dag No. 115, corresponding to L.R. Dag No. 114, and the residue portion of land is 0.45 (point four five) decimal in Dag No. 114 became the owner of the present successor of Menoka Bah Dasi and 0.72 decimal in Dag No. 114, became the owner of the present successor of Lalita Bala Dasi alias Lalita Bala Sardar.

AND WHEREAS while enjoying the said residue portion of land measuring an area of 0.05 (point zero five) decimal in R.S. Dag No. 114, corresponding to L.R. Dag No. 113 at Mouza - Dharmatala, J.L. No. 75, the said Menoka Bala Dasi, died intestate on 26.01.2015, leaving behind her surviving her three sons namely Partosh Sardar, Jhantu Sardar, Shambhu Sardar and her two married daughters namely, Mina Mandal and Arati Purkait to succeed and inherit all the estate and properties left by the said Menoka Bala Dasi, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Menoka Bala Dasi, was governed during her life time.

AND WHEREAS thus by virtue of the rectal hereinabove stated the said Sri Krishna Sardar, Sri Nimal Sardar, Sri Upalendu Sardar, Smt Gita Dey, Sri Ranjit Sardar, Sri Goutam Sardar, Smt Sikha Mondal, Smt Rekha Das, Smt Reba Naskar, Smt Rita Debnath, Sri Satya Charan Sardar, Smt Nibha Sardar, Sri Bisu







LR. DAG NO.	L.R. KHATAN NO.	SHARE	AREA IN DECIMAL
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unregistered Agreement for Sale on 30.06.2018 and received a part consideration money mentioned in the said Agreement for Sale with one Adya Projects, represented by its proprietor named Mr. Ananda Agarwal, with certain terms and conditions mentioned in the said Agreement for Sale.

AND WHEREAS due to the earnest money not fulfilled for the said Agreement for Sale, different opinions arose among the parties and such for all the parties Land owners therein i.e., Jhantu Sardar and others and ADYA PROJECTS collectively decided to cancel the said Agreement for Sale and refund earnest money to the agreement holder for avoiding all future dispute and/or litigation.

AND WHEREAS now the said Jhantu Sardar and others, were unable to refund the said earnest money to the said ADYA PROJECTS, and with the request of the said Jhantu Sardar and others, the said Mr. Raghu Gupta and others the purchasers of this Deed, decided to reimburse the earnest money to the said ADYA PROJECTS, the confirming Party No. 1 therein, and it was acknowledged by the said ADYA PROJECTS by signing the document as a confirming party, and the said ADYA PROJECTS agreed to cancel the said unregistered Agreement for Sale, dated 30.06.2018, by executing Deed of Conveyance.

AND WHEREAS that the said Suprakash Debnath, the confirming party No. 2 therein was a real-estate broker, thereby procure the said land with the said Jhantu Sardar and others, and for the purpose of such procurement he received the amount mentioned therein, and as per verbal terms and condition with the said Jhantu Sardar and others, for such confirmation the said Mr. Raghu Gupta and others paid the said received amount upon deducting the same from the Jhantu Sardar and others therein.

AND WHEREAS while seizing possessing and enjoying the aforesaid lands as above mentioned the said Partosh Sardar, son of late Palan Chandra Sardar, died intestate on 07.01.2021, leaving behind his surviving wife Sandhya Sardar and two sons namely Prabir Sardar and Pradip Sardar in accordance and inherit all the estate and properties left by the said Partosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Partosh Sardar was governed during his life time.

AND WHEREAS thus by virtue of the recital hereinabove stated the said Prabir Sardar, Pradip Sardar, Sandhya Sardar, Jhantu Sardar, Sambhu Sardar, Minat Mondal alias Mina Mondal, Arati Purkait, Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Saraswati Das alias Sarabela Das, Kalpana Sardar alias Kadu Bala Sardar, Durga Bagami and Bharati Mondal have jointly seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of Danga land hereditaments admeasuring an area of 33 (thirty three) decimals, be the same a little bit more or less, out of which 29 (twenty nine) decimals in R.S. Dag No. 109 corresponding to L.R. Dag No. 104, 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward No. 25 and they are enjoying the same by paying respective khasna and taxes herof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever.

AND WHEREAS by virtue of Conveyance dated 07.10.2021 registered in the office of District Sub Registrar - IV, South 24 Parganas, and recorded in Book No. 1, Volume No. 1604-2021, Pages from 369876 to 389974, being Deed No. 160409098 for the year 2021, the said Jhantu Sardar and others sold, transferred, conveyed ALL THAT piece and parcel of Danga lands hereditaments admeasuring an area of 20 (twenty) Cottahs, which is equivalent to 33 (thirty three) decimals, be the same a little more or less, out of which 29 (twenty nine) decimals, being 10000 share in R.S. Dag No. 109 corresponding to L.R. Dag No. 127 and 4 (four) decimals, being 10000 share in R.S. Dag No. 110 corresponding to L.R. Dag No. 104, along with 100 sq. ft. kutchha flooring, tiled shed structure, lying and situate at and being and comprised in Mouza - Dhamatala, I.L. No. 75, under R.S. Khattan No. 50, corresponding to L.R. Khattan Nos. 138, 202 and 227, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and 227, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana Magura, situated at Dwart Road, Police Station - Sonarpur, Kolkata - 700151, within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, Pin No. 700 151, District 24 Parganas (South), in favour of Mr. Raghu Gupta and others.



127	138	2500	7 Decimal
127	202	5000	15 Decimal
127	227	2500	7 Decimal
104	138	2500	1 Decimal
104	202	5000	2 Decimal
104	227	2500	1 Decimal

**VI Deed No. 160409107 for the year 2021**

WHEREAS one Surendra Nath Sarkar, since deceased son of Late Trilalaya Nath Sarkar, was the sole and absolute recorded owner of all that land measuring an area of 13 Decimals in R.S. Dag No. 114, classification by Bagan and 10 Decimals in R.S. Dag no. 115, classification by Dangra under Khatan No. 15, comprised in Mouza Dhamatata, J.L. No. 75, Re Su No. 236, Touzi no. 3 to 5, Police Station - Sonarpur within the jurisdiction of A.D.S.R. Sonarpur and within the local limits of Sonarpur Municipality, District 24 Parganas (South).

AND WHEREAS that by virtue of Bengali Sub Kobala, (Deed of Conveyance) dated 13th April 1955, the said Surendra Nath Sarkar, since deceased, had indefensibly sold, conveyed, transferred released and parted all that land measuring 2 (two) decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) decimals in R.S. Dag No. 115 and certain others lands in different Dag nos. of Mouza Dhamatata, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South) to one Smt. Menokabala Dasi, wife of Palan Chandra Sarkar and one Smt. Lalita Bala Dasi, wife of Haran Chandra Sarkar, at a valuable consideration mentioned therein, and the said Bengali Sub Kobala was registered in office of the Sub Registrar Alipore and was copied in Book No. 1, being Deed No. 2381 for the year 1955.

AND WHEREAS by virtue of Bengali Dampatra, (Deed of Gift) dated 29.11.1965 the said Surendra Nath Sarkar, had gifted, donated, transferred, released and parted of all the land with natural love and affection between father and son and the said Manmatha Nath Sarkar, excepted the said Gift in respect of all that land measuring 9 (nine) decimals out of 13 (thirteen) Decimals in R.S. Dag No. 114 and 6 (six) decimals out of 10 (ten) Decimals in R.S. Dag No. 115, and certain others lands in different Dag nos. comprised in Mouza Dhamatata, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South) and the said Bengali Dampatra Dali, (Deed of Gift) was registered in office of Sub Registrar Barupur and the same was copied in Book No. 1, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.

AND WHEREAS that by virtue of another Bengali Dampatra, (Deed of Gift) dated 20.11.1965, the said Surendra Nath Sarkar, had gifted, donated, transferred, released and parted all that residue portion of land measuring 2 (two) decimals out of 13 (thirteen) Decimals in R.S. Dag No. 114 and 2 (two) decimals out of 10 (ten) Decimals in R.S. Dag No. 115 and certain others lands in different Dag nos. of Mouza Dhamatata, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South) to one Acul Chandra Sarkar son of Late Darik Nath Sarkar, and the said Bengali Dampatra (Deed of Gift) was registered in the office of Sub Registrar Barupur and the same was copied in Book No. 1, Volume No. 152, Pages Nos. 37 to 44, being Deed No. 11380 for the year 1965.

AND WHEREAS that by virtue of another Bengali Dampatra (Deed of Gift) dated 26.11.1984, the said Acul Chandra Sarkar, son of Late Darik Nath Sarkar, had, gifted, donated, transferred, released and parted all THAT land measuring 2 (two) decimals in R.S. Dag No. 114 and 2 (two) decimals in R.S. Dag No. 115 and certain others lands in different Dag nos. of Mouza Dhamatata, J.L. No. 75, District 24 Parganas (South) to his sons namely Pulin Chandra Sarkar and Satya Charan Sarkar, with natural love and affection between father and sons and the said Deed of Gift was registered in the office of District Sub Registrar Alipore and the same was copied in Book No. 1, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.

AND WHEREAS that by virtue of the said aforesaid representation the said Sri Manmatha Nath Sarkar, son of Late Surendra Nath Sarkar, Menokabala Dasi, wife of Palan Chandra Sarkar, Lalita Bala Dasi, wife of Haran Chandra Sarkar, Pulin Chandra Sarkar alias Gopal Sarkar and Satya Charan Sarkar, both are sons of Late Acul Chandra Sarkar, jointly become the owners of 13 (thirteen) Decimals by classification of Bagan in R.S. Dag No. 114 and 10 (ten) Decimals, classification by Dangra in R.S. Dag No. 115, under





NAME OF RAVAT	L.R. DAG	L.R. KHATIAN	AREA OF LAND
Panchu Sardar	113	138	0.4056 Decimal
	114	138	0.312 Decimal
Pulin Sardar	113	145	0.8125 Decimal
	114	145	0.625 Decimal
Mamatha Nath Sardar	113	189	9.75 Decimal
	114	189	7.5 Decimal
Menoka Bala Dasi	113	202	0.8125 Decimal
	114	202	0.625 Decimal
Shyamal Sardar	113	227	0.4069 Decimal
	114	227	0.313 Decimal
Satya Charan Sardar	113	239	0.8125 Decimal
	114	239	0.625 Decimal

AND WHEREAS during the course of latest Revisional Settlement Zarp (popularly known as L.R. Zarp) the said 23 (twenty three) decimals of Danga and Bagan land, out of which 13 (thirteen) decimals in L.R. Dhamatala, J.L. No. 75 converted to L.R. Dag Nos. 113 and 114 respectively due to smooth running of the said L.R. operation by the concerned authority under West Bengal Land Reforms Act, 1955.

AND WHEREAS during the latest revisional zarp the said R. S. Dag Nos. 114 and 115 of Mouza Dhamatala, J.L. No. 75 converted to L.R. Dag Nos. 113 and 114 respectively due to smooth running of the said L.R. operation by the concerned authority under West Bengal Land Reforms Act, 1955.

AND WHEREAS the said Panchu Sardar alias Kamal Sardar, Shyamal Sardar, Durga Bagan, Sarala Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar and Bharat Mondal, jointly became the owners of 1 (one) decimal in R.S. Dag no. 115 and 1 (one) decimal in R.S. Dag no. 114 of Mouza Dhamatala, J.L. No. 75, Police Station - Sonarpur, District-24 Parganas (South).

AND WHEREAS while seizing the aforesaid lands as above mentioned the said Lalita Bala Dasi alias Lalita Sardar, wife of Late Haran Chandra Sardar, died intestate on 10.03.1974, leaving behind her surviving her two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and her four married daughters namely, Sarabala Das, wife of Late Madhab Das, Kadu Bala Sardar alias Kalpana Sardar, wife of Rangan Sardar, Durga Bagan, wife of Aji Bagan and Bharat Mondal, wife of Dudd Kumar Mondal to succeed and inherit all the estate and properties left by the said Lalita Bala Dasi alias Lalita Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Lalita Bala Dasi alias Lalita Sardar, since deceased, was governed during her life time.

NAME OF OWNER	R.S. DAG NO.	KHATIAN NO.	AREA POSSESSED IN DECIMALS
Mamatha Nath Sardar	115	15	6 Decimals
Menoka Bala Dasi	115	15	1 Decimals
Lalita Bala Dasi	115	15	1 Decimals
Pulin Sardar alias Gopal Sardar	115	15	1 Decimals
Satya Charan Sardar	115	15	1 Decimals
<b>TOTAL</b>			<b>10 Decimals</b>

NAME OF OWNER	R.S. DAG NO.	KHATIAN NO.	AREA POSSESSED IN DECIMALS
Mamatha Nath Sardar	114	15	9 Decimals
Menoka Bala Dasi	114	15	1 Decimals
Lalita Bala Dasi	114	15	1 Decimals
Pulin Sardar alias Gopal Sardar	114	15	1 Decimals
Satya Charan Sardar	114	15	1 Decimals
<b>TOTAL</b>			<b>13 Decimals</b>

Khatian No. 15, comprised in Mouza - Dhamatala, J.L. No. 75, Re. Su. 236, Tourt No. 3 to 5, Police Station Sonarpur, District 24 Parganas (south) and the said land in detailed are as follows:-



**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Mannamatha Nath Sardar, son of Late Surendra Nath Sardar, died intestate on 03.01.1991, leaving behind him surviving his five sons namely Krishna Kumar Sardar, Amiya Sardar, Nemat Sardar, Ashutosh Sardar, since deceased, Ajay Sardar, since deceased and his two married daughters namely, Tarubala Mondal alias Taru Mondal and Anupama Kayal to succeed and inherit all the estate and properties left by the said Mannamatha Nath Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law, through which the said Mannamatha Nath Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Ajay Sardar, son of Late Mannamatha Nath Sardar, died intestate on 06.05.2010, leaving behind him surviving his 2 (two) sons namely Ranjit Sardar and Goutam Sardar and his four married daughters namely, Smt. Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar and Smt. Rita Debnath, to succeed and inherit all the estate and properties left by the said Ajay Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ajay Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Ashutosh Sardar, son of Late Mannamatha Nath Sardar, died intestate, leaving behind him surviving his son namely Utpalendu Sardar alias Pinku Sardar and his married daughter namely, Gita Day wife of Late Ganesh Day, to succeed and inherit all the estate and properties left by the said Ashutosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ashutosh Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Pulin Sardar alias Gopal Sardar, son of Late Atul Sardar, died intestate on 14.11.2017, leaving behind him surviving his two sons namely Bisu Sardar, Bapi Sardar and his wife Smt. Nibha Sardar to succeed and inherit all the estate and properties left by the said Pulin Sardar alias Gopal Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pulin Sardar alias Gopal Sardar, since deceased, was governed during his life time.

**AND WHEREAS** that by virtue of Bengal Dapatra (Deed of Gift), dated 22.06.2011 the said Tarubal Mondal wife of Late Atul Mondal and daughter of Late Mannamatha Nath Sardar, had gifted, donated, transferred, released and parted, all that undivided 1/7th share of 15 (fifteen) decimals, out of which undivided 1/7th share of 9 (nine) decimals in R.S. Dag No. 114 corresponding to LR. Dag No. 113 and undivided 1/7th share of 6 (six) decimals in R.S. Dag No. 115 corresponding to LR. Dag No. 114, and certain other lands under different Dag nos. under Khadan No. 15, corresponding to LR. Khadan No. 189 of Mouza Dharmaitala, J.L. No. 75, Police Station - Sonarpur, District 24 Parganas (South) her entire share (which she inherited from her father as above mentioned) to her brother namely Nemat Sardar son of Late Mannamatha Nath Sardar, and the said Deed of Gift was registered in the office of A.D.S.R. Sonarpur and same was copied in Book No. 1, CD Volume No. 17, Pages Nos. 6524 to 6538, being Deed No. 07409 for the year 2011.

**AND WHEREAS** that by virtue of Bengal Bantannama (Deed of Partition) dated 27.06.2011, the said Krishna Sardar alias Krishna Kumar Sardar, son of late Mannamatha Nath Sardar, allotted his portion measuring 5.2 Decimals in R.S. Dag No. 114 corresponding to LR. Dag No. 113, and 4.5 Decimals R.S. Dag No. 115 corresponding to LR. Dag No. 114 and Ranjit Sardar, Goutam Sardar, Shikha Mondal, Rekha Das, Reba Naskar, Rita Debnath, Amiya Sardar, Nemat Sardar, Utpalendu Sardar alias Pinku Sardar, Gita Day, 4.5 Decimals R.S. Dag No. 115, corresponding to LR. Dag No. 114 corresponding to LR. Dag No. 113 and other portion and others parties particularly mentioned in the said Bantannama (Deed of Partition) and the said Bengal Bantannama was Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. 1, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.

**AND WHEREAS** that by virtue of another Bengal Dapatra (Deed of Gift) dated 30.06.2011, the said Amiya Sardar, had gifted, donated, transferred, released and parted all that land measuring 1.3 (one point three) decimals in R.S. Dag No. 114 corresponding to LR. Dag No. 113 and 1.125 (one point one two five) decimals in R.S. Dag No. 115 corresponding to LR. Dag No. 114 of Mouza Dharmaitala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) to the said Nimat Sardar, son of Late Mannamatha Nath



Sardar, with natural love and affection between two brothers and the said Bengal Dampara (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.

AND WHEREAS that by virtue of another Bengal Bantannama, (Deed of Partition) dated 04-07-2011, the said Utpalendu Sardar, Gita Dey, allotted their portion measuring 5.2 (five point two) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113, and 45 (four point five) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114, the details of the said lands and other parties particularly mentioned in the said Deed of Partition and the said Bengal Bantannama, (Deed of Partition) was Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. 1, CD Volume No. 36, Pages Nos. 2509 to 2532, being Deed No. 13702 for the year 2012.

AND WHEREAS that by virtue of another Bengal Dampara Daili, (Deed of Gift) dated 14-08-2013, the said Anupama Kayal, wife of Late Lalit Mohan Koyal and daughter of Late Mannatha Nath Sardar, had gifted, donated, transferred, released and parted with natural love and affection between brother and sister, all that land measuring 1.3 (one point three) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 0.5 (point five) decimal in R.S. Dag No. 115 comprising in Mouza Dhamatata, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to the said Krishna Sardar alias Krishna Kumar Sardar, son of Late Mannatha Nath Sardar, and the said Bengal Dampara, (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 23, Pages Nos. 1242 to 1254, being Deed No. 09876 for the year 2013.

AND WHEREAS that by virtue of Bengal Sat Bikray Kobala (Deed of Conveyance) dated the 08-08-2014, the said Anupama Kayal, had indefeasibly sold, conveyed, transferred, released and parted with all that pieces and parcels of bagan/danga lands hereditaments admeasuring an area of 1.39 (one point three nine) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 1.07 (one point zero seven) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 with certain others lands in different Dags Nos. of Mouza Dhamatata, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South), but as per devolution of title it was valid and marketable title is only 0.36 (point three six) decimal in the said R.S. Dag No. 115 corresponding to L.R. Dag No. 114 to one Smt. Krishna Sardar, wife of Utpalendu Sardar, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (South) and the same was copied in Book No. 1, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.

AND WHEREAS in pursuant of the said Bengal Bantannama (Deed of Partition), being Deed No. 9132 of 2011, registered at Additional District Sub Registrar Sonarpur, the valid and marketable title confer among the parties of the said Bengal Bantannama, i.e. 10.4 (ten point four) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 8.47 (eight point four seven) decimals in R.S. Dag No. 115, corresponding to L.R. Dag No. 114, and the residue portion of land is 0.45 (point four five) decimal in R.S. Dag No. 114 became the owner of the present successor of Late Mannatha Nath Sardar, 0.05 (point zero five) decimal in R.S. Dag No. 114 become the owners of the present successor of Menoka Bala Dasi and 0.72 decimal in R.S. Dag No. 114, became the owner of the present successor of Lalita Bala Dasi alias Lalita Bala Sardar.

AND WHEREAS while enjoying the said residue portion of land measuring an area of 0.05 (point zero five) decimal in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 at Mouza - Dhamatata, J.L. No. 75, the said Menoka Bala Dasi, wife of Late Palan Chandra Sardar, died intestate on 26.01.2015, leaving behind her surviving her three sons namely Partosh Sardar, Jhanu Sardar, Shambhu Sardar and her two married daughters namely, Mina Mandal and Arati Furtakait to succeed and inherit all the estate and properties left by the said Menoka Bala Dasi, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Menoka Bala Dasi, since deceased, was governed during her life time.

AND WHEREAS thus by virtue of the rectal hereinabove stated the said Sri Krishna Sardar, Sri Nemat Sardar, Sri Utpalendu Sardar, Smt. Gita Dey, Sri Ranjit Sardar, Sri Gouram Sardar, Smt. Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar, Smt. Rita Debnath, Sri Satya Charan Sardar, Smt. Nibha Sardar, Sri Bisu Sardar, Sri Bapi Sardar, Sri Panchu Sardar, Sri Shyamal Sardar, Smt. Durga Bagant, Smt. Saraswati alias Sarabala Das, Smt. Kadubala alias Kaipana Sardar, Smt. Bharat Mondal, Sri Partosh Sardar, Sri Jhanu

Sardar, Sri Shambhu Sardar, Smt. Minati alias Mina Mondal, Smt. Arati Purkait and Smt. Krishna Sardar, jointly was the sole and absolute owners of all that pieces and parcels of bagan and danga land hereditaments admeasuring an area of 23 (twenty three) decimals, be the same a little bit more or less out of which 13 (thirteen) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 10 (ten) Decimals in R.S. Dag No. 115, corresponding to L.R. Dag Nos. 114, lying and situated at and being and comprised in Mouza-Dhamaitala, J.L. No. 75, under Khatian No. 15, corresponding to L.R. Khatian Nos. 138, 145, 189, 202, 227 and 239, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District - 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward No. 25 and they are enjoying the same by paying respective khajna and taxes thereof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever.

**AND WHEREAS** that by virtue of Deed of Conveyance, dated the 22.07.2019, the said Sri Krishna Sardar, Sri Utpalendu Sardar, Smt. Gita Dey, Sri Ranjit Sardar, Sri Goutam Sardar, Sri Satya Charan Sardar, Smt. Nibha Sardar, Sri Bisu Sardar, Sri Bapi Sardar, Sri Kamal Sardar alias Sri Panchu Sardar, Smt. Krishna Sardar and Smt. Durga Bagani, had collectively sold, conveyed, transferred, released and parted with all that pieces and parcels of bagan/danga lands now bastu land hereditaments admeasuring an area of 3.041 (three point zero four one) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 2.375 (two point three seven five) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 of Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to the said Mrs. Dimple Gupta, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional Registrar of Assurance - IV, Kolkata and the same was copied in Book No. 1, Volume No. 1904-2019, Pages Nos. 355450 to 355534, being Deed No. 190407304 for the year 2019.

**AND WHEREAS** that by virtue of Deed of Conveyance, dated the 22.07.2019, the said Sri Krishna Sardar, Sri Utpalendu Sardar, Smt. Gita Dey, Sri Ranjit Sardar, Sri Goutam Sardar, Sri Satya Charan Sardar, Smt. Nibha Sardar, Sri Bisu Sardar, Sri Bapi Sardar, Sri Kamal Sardar alias Sri Panchu Sardar, Smt. Krishna Sardar and Smt. Durga Bagani, had collectively sold, conveyed, transferred, released and parted with all that pieces and parcels of bagan/danga lands now bastu land hereditaments admeasuring an area of 3.041 (three point zero four one) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 2.375 (two point three seven five) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 of Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to the said M/s. Ratish Kumar Gupta (HUF), at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional Registrar of Assurance - IV, Kolkata and the same was copied in Book No. 1, Volume No. 1904-2019, Pages Nos. 355535 to 355621, being Deed No. 190407305 for the year 2019.

**AND WHEREAS** that by virtue of Deed of Conveyance, dated the 22.07.2019, the said Sri Krishna Sardar, Sri Utpalendu Sardar, Smt. Gita Dey, Sri Ranjit Sardar, Sri Goutam Sardar, Sri Satya Charan Sardar, Smt. Nibha Sardar, Sri Bisu Sardar, Sri Bapi Sardar, Sri Kamal Sardar alias Sri Panchu Sardar, Smt. Krishna Sardar and Smt. Durga Bagani, had collectively sold, conveyed, transferred, released and parted with **ALL** THAT pieces and parcels of bagan/danga lands now bastu land hereditaments admeasuring an area of 3.041 (three point zero four one) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 2.375 (two point three seven five) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 of Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to the said M/s. Ramesh Kumar Gupta (HUF), at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional Registrar of Assurance - IV, Kolkata and the same was copied in Book No. 1, Volume No. 1904-2019, Pages Nos. 355823 to 355909, being Deed No. 190407306 for the year 2019.

**AND WHEREAS** that by virtue of Deed of Conveyance, dated the 22.07.2019, the said Sri Krishna Sardar, Sri Utpalendu Sardar, Smt. Gita Dey, Sri Ranjit Sardar, Sri Goutam Sardar, Sri Satya Charan Sardar, Smt. Nibha Sardar, Sri Bisu Sardar, Sri Bapi Sardar, Sri Kamal Sardar alias Sri Panchu Sardar, Smt. Krishna Sardar and Smt. Durga Bagani, had collectively sold, conveyed, transferred, released and parted with all that pieces and parcels of bagan/danga lands now bastu land hereditaments admeasuring an area of 3.041 (three point zero four one) decimals in R.S. Dag No. 114 corresponding to L.R. Dag No. 113 and 2.375 (two point three seven five) decimals in R.S. Dag No. 115 corresponding to L.R. Dag No. 114 of



Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to the said Mrs. Bharti Gupta, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional Registrar of Assurance - IV, Kolkata and the same was copied in Book No. 1, Volume No. 1904-2019, Pages Nos. 347034 to 347117, being Deed No. 190407307 for the year 2019.

**AND WHEREAS** while seizing possessing the aforesaid undivided land as above mentioned the said Paritosh Sardar, died Intestate on 07.01.2021, leaving behind him surviving his wife namely Smt. Sandhya Sardar, his two sons namely Sri Prabir Sardar and Sri Pradip Sardar to succeed and inherit all the estate ad properties left by the said Paritosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Paritosh Sardar, since deceased, was governed during his life time.

**AND WHEREAS** after transfer 12.164 (twelve point one six four) decimals in L. R. Dag No. 113 and 9.5 (nine point five) decimals, in L. R. Dag No. 114, by aforesaid 4 (four) Deed of Conveyance, the remaining recital hereinabove stated the said Sri Nemai Sardar, Smt. Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar, Smt. Rita Debnath, Sri Shyamal Sardar, Smt. Sarabala Das, Smt. Kalpana Sardar, Smt. Bharati Mondal, Sri Jhantu Sardar, Sri Shambhu Sardar, Smt. Minati alias Smt. Mina Mondal, Smt. Arati Purkait, Smt. Shyandhya Sardar, Sri Prabir Sardar and Sri Pradip Sardar have jointly seized and possessed of and/or otherwise well and sufficiently entitled **ALL THAT** pieces and parcels of bagan and danga land hereditaments admeasuring an area of 0.836 (zero point eight three six) decimal, be the same a little bit more or less, in R.S. Dag No. 114 corresponding to L. R. Dag No. 113 and 0.5 (zero point five) decimal, be the same a little bit more or less, in R.S. Dag No. 115, corresponding to L. R. Dag Nos. 114, lying and situate at and being and comprised in Mouza - Dhamaitala, J.L. No. 75, under R. S. Khatian No. 15, corresponding to L.R. Khatian No. 189, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry-Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward No. 25 and they are enjoying the same by paying respective Khajna and taxes thereof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever.

**AND WHEREAS** that the said Nemai Sardar and others being desirous to sell with the confirmation of the confirming party therein and the said Dimple Gupta being desirous to purchase all that lands, hereditaments admeasuring an area of 0.836 (zero point eight three six) decimal in R.S. Dag No. 114 corresponding to L.R. Dag Nos. 113 and 0.5 (zero point five) decimal in R.S. Dag No. 115, corresponding to L.R. Dag Nos. 114, lying and situated at and being and comprised in Mouza Dhamaitala, J.L. No. 75, under Khatian No. 15, corresponding to L.R. Khatian Nos. 189, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana Magura, situated at Dwarir Road, Police Station Sonarpur, Kolkata 700151, within the local limits of Rajpur Sonarpur Municipality and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South), free from all encumbrances.

**AND WHEREAS** by the Deed of Conveyance dated 27.10.2021, recorded in the office of the D.S.R.-IV, South 24 Parganas, registered in Book No. 1, Volume No. 1604-2021, Page from 389786 to 389875, vide being no. 09107 for the year 2021, the said Nemai Sardar and others sold, transferred and conveyed the aforesaid properties unto and in favour of the said Dimple Gupta, for the consideration therein mentioned.

**VII. Deed No. 190407306 for the year 2019**

**AND WHEREAS** that one Somnath Mondal, the confirming party therein is a real estate broker procure the said land with the said Krishna Kumar Sardar, Utpalendu Sarkar, Gita Dey, Ranjit Sardar, Goutam Sardar, Satya Sardar, Nibha Sardar, Bisu Sardar, Bapi Sardar, Kamal Sardar Krishna Sardar, Durga Bagani and for the purpose of such procurement he has received the consideration amount mentioned therein as per verbal terms and condition with the said Krishna Kumar Sardar and others for such confirmation one Ramesh Kumar Gupta HUF paid the said received amount upon deducting the same from the said Krishna Kumar Sardar and others.



AND WHEREAS that the said Krishna Kumar Sardar and others being desirous to sell with the confirmation of the said Somnath Mondal, and the said Ramesh Kumar Gupta HUF being desirous of undivided 1/4<sup>th</sup> share of 21.664 (twenty one point six four) decimals, be the same a little bit more or less i.e. undivided 5.41 (five point four one) decimals out of which 3.041 (three point zero four one) decimal in R.S. Dag No. 114 corresponding to L.R. Dag Nos. 113, classification by bagan and 2.375 (two point three seven five) decimals in R.S. Dag No. 115, corresponding to L.R. Dag Nos. 114, classification by Danga, lying and situated at and being and comprised in Mouza Dhamaitala, J.L. No. 75, under Khatian No. 15, corresponding to L.R. Khatian Nos. 138, 145, 189, 202, 227 and 239, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana Mogura, situated at Dwarir Road, Police Station Sonarpur, Kolkata 700151, within the local limits of Rajpur Sonarpur Municipality and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South), free from all encumbrances whatsoever.

L.R. DAG NO.	L.R. KHATIAN NO.	AREA IN DECIMAL
113	138	0.1014 Decimal
113	145	0.2031 Decimal
113	189	2.2285 Decimal
113	202	0.2032 Decimal
113	227	0.1017 Decimal
113	239	0.2031 Decimal
114	138	0.078 Decimal
114	145	0.156 Decimal
114	189	1.75 Decimal
114	202	0.157 Decimal
114	227	0.078 Decimal
114	239	0.156 Decimal

AND WHEREAS by the Deed of Conveyance dated 22.07.2019, registered in the office of A.R.A.-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2019, Page from 355823 to 355909, vide being no. 07306 for the year 2019, the said Krishna Kumar Sardar and others sold, transferred and conveyed the aforesaid properties unto and in favour of the said Ramesh Kumar Gupta HUF, for the consideration therein mentioned.

#### VIII. Deed No. 160409088 for the year 2021

WHEREAS one Prasad Chandra Bhattacharya since deceased son of Late Amar Nath Bhattacharya was the sole and absolute owner of all that land measuring an area of 26 decimals in R.S. Dag No. 111, classified by Danga, comprised in Mouza Dhamaitala, J.L. No. 75, Re Su No. 236, Touzi No. 3 to 5, Police Station Sonarpur, District 24 Parganas (South).

AND WHEREAS by virtue of Bengali Saf Kobala, (Deed of Conveyance) dated 25.08.1950, the said Prasad Chandra Bhattacharya, son of Late Amar Nath Bhattacharya, had indefeasibly sold, conveyed, transferred, released and parted with all that the piece and parcel of land hereditaments admeasuring an area of 26 decimals in R.S. Dag No. 111, classified by Danga, comprised in Mouza Dhamaitala, J.L. No. 75, Re Su No. 236, Touzi No. 3 to 5, Police Station Sonarpur, District 24 Parganas (South) to Sri Palan Sardar alias Sri Palan Chandra Sardar and Sri Haran Sardar alias Sri Haran Chandra Sardar, at a valuable consideration mentioned therein, and in the said Bengali Sub Kobala was registered in the office of the Sub Registrar Baruipur and was copied in Book No. I, Volume No. 54, Pages Nos. 178 to 179, being Deed No. 4115 for the year 1950.

AND WHEREAS after purchasing of the said Danga land measuring 26 (twenty six) Decimals in R.S. Dag No. 111 the said Palan Sardar alias Palan Chandra Sardar and Haran Sardar alias Haran Chandra Sardar, jointly mutated their names in equal share, before the authority of B.L. & L.R.O. Sonarpur, District 24 Parganas (South), during the course of Revisional Settlement Zarip, under R.S. Khatian No. 52, comprised in Mouza Dhamaitala, J.L. No. 75, Re. Su. 236, Touzi No. 3 to 5, Police Station Sonarpur, District 24 Parganas (South), and was enjoying the same by paying Khajna thereof regularly without any interference from any third party whatsoever.

AND WHEREAS during the course of Latest Revisional Settlement Zarip, (popularly known as L.R. Zarip), the said Palan Sardar alias Palan Chandra Sardar and Haran Sardar alias Haran Chandra Sardar, also



mutated their respective names in the records of B.L. & L.R.O, Sonarpur, under L.R. Khatian Nos. 140 and 273 in respect of 26 (twenty six) decimals of land in R.S. Dag No. 111, corresponding to L.R. Dag No. 107 of Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South), and was enjoying the same by paying Khajna thereof without any interference from any third party whatsoever.

**AND WHEREAS** while enjoying the said undivided properties the said Haran Sardar alias Haran Chandra Sardar, died intestate on 24.12.1997, his wife Lalita Bala Dasi pre deceased, leaving behind his surviving his two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and his four married daughters namely, Saraswati Das alias Sarabala Das, wife of Late Madhadev Das, Kalpana Sardar alias Kadu Bala Sardar, wife of Ranjan Sardar, Durga Bagani, wife of Ajit Bagani and Bharati Mondal, wife of Subal Mondal to succeed and inherit all the estate and properties left by the said Haran Chandra Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Haran Chandra Sardar, since deceased, was governed during his life time.

**AND WHEREAS** the said Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Saraswati Das alias Sarabala Das, Kalpana Sardar alias Kadu Bala Sardar, Durga Bagani and Bharati Mondal, became the joint owners of 13 (thirteen) decimals, being 5000 share in R.S. Dag No. 111, corresponding to L.R. Dag No. 107, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South).

**AND WHEREAS** while seizing possessing and enjoying the balance 50% share of lands as mentioned above, the said Palan Sardar alias Palan Chandra Sardar, died intestate on 17.08.2000, leaving behind his surviving, his wife Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar, his three sons namely Paritosh Sardar, Jhantu Sardar, Sambhu Sardar and his two daughters namely, Minati Mondal alias Mina Mondal, Arati Purkait to succeed and inherit all the estate and properties left by the said Palan Sardar alias Palan Chandra Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Palan Sardar alias Palan Chandra Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing and enjoying in respect of the said undivided property as mentioned above, the said Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar, wife of Late Palan Chandra Sardar, died intestate on 26.01.2015, leaving behind her surviving her three sons namely Paritosh Sardar, Jhantu Sardar, Sambhu Sardar and her two daughters namely, Minati Mondal alias Mina Mondal, Arati Purkait to succeed and inherit all the estate and properties left by the said Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar, since deceased, was governed during her life time.

**AND WHEREAS** while seizing possessing and enjoying the aforesaid lands as mentioned above the said Paritosh Sardar, son of Late Palan Chandra Sardar, died intestate on 07.01.2021, leaving behind his surviving his wife Sandhya Sardar and two sons namely Prabir Sardar and Pradip Sardar to succeed and inherit all the estate and properties left by the said Paritosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Paritosh Sardar, since deceased, was governed during his life time.

**AND WHEREAS** thus by virtue of the recital hereinabove stated the said Prabir Sardar, Pradip Sardar, Sandhya Sardar, Jhantu Sardar, Sambhu Sardar, Minati Mondal alias Mina Mondal, Arati Purkait, Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Saraswati Das alias Sarabala Das, Kalpana Sardar alias Kadu Bala Sardar, Durga Bagani and Bharati Mondal, became the absolute joint owners and/or otherwise well and sufficiently entitled all that piece and parcel of danga land hereditaments admeasuring an area of 26 (twenty six) Decimals in R.S. Dag No. 111, corresponding to L.R. Dag No. 107, lying and situate at and being and comprised in Mouza Dhamaitala, J.L. No. 75, under R. S. Khatian No. 52, corresponding to L.R. Khatian Nos. 140 and 273, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward No. 25 and they are enjoying the same by paying respective khajna and taxes hereof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever.

**(Background of R. S. Dag No. 112, corresponding to L. R. Dag No. 111)**





**AND WHEREAS** one Surendra Nath Sardar alias Suren Sardar, son of Late Trailakya Nath Sardar, was the sole and absolute recorded owners of his share, in respect of all that bastu land, classification by Bagan, under R.S. Khatian No. 190 of Mouza Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, District - 24 Parganas (North).

**AND WHEREAS** that by virtue of Bengali Sub Kobala, (Deed of Conveyance) dated 13<sup>th</sup> April, 1955, the said Surendra Nath Sardar alias Suren Sardar, had indefensibly sold, conveyed, transferred released and parted all the land measuring 2 (two) decimals out of 12 (twelve) decimals in R.S. Dag No. 112 and certain others lands in different dag nos. of Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to one Smt. Menokabala Dasi alias Smt. Manakabala Sardar alias Smt. Manakabala Dasi Sardar, wife of Palan Chandra Sardar and one Smt. Dalida Bala Dasi alias Smt. Lalita Bala Sardar, wife of Haran Chandra Sardar, at a valuable consideration mentioned therein, and the said Bengali Sub Kobala was registered in office of the Sub Registrar Baruipur and was copied in Book No. 1, Volume No. 38, being Deed No. 2381 for the year 1955.

**AND WHEREAS** by virtue of Bengali Danpatra, (Deed of Gift) dated 29.11.1965 the said Surendra Nath Sardar, had gifted, donated, transferred, released and parted of all that land with natural love and affection between father and son, to one Manmatha Nath Sardar, in respect of all that land measuring 8 (eight) decimals out of 12 (twelve) decimals in R.S. Dag No. 112 and certain others lands in different dag nos. comprised in Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) and the said Bengali Danpatra Dalil, (Deed of Gift) was registered in office of Sub Registrar Baruipur and the same was copied in Book No. 1, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.

**AND WHEREAS** that by virtue of another Bengali Danpatra, (Deed of Gift) dated 20.11.1965, the said Surendra Nath Sardar, had gifted, donated, transferred, released and parted all that land measuring 2 (two) decimals out of 12 (twelve) Decimals in R.S. Dag No. 112 and certain others lands in different dag nos. of Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) to one Atul Chandra Sardar son of Late Darik Nath Sardar, and the said Bengali Danpatra (Deed of Gift) was registered in the office of Sub Registrar Baruipur and the same was copied in Book No. 1, Volume No. 152, Pages No. 37 to 44, Being Deed No. 11380 for the year 1965.

**AND WHEREAS** that by virtue of another Bengali Danpatra (Deed of Gift) dated 26.11.1984, the said Atul Chandra Sardar, son of Late Dwarrik Nath Sardar, had gifted, donated, transferred, released and parted all that land measuring 2 (two) decimals out of 12 (twelve) decimals in R.S. Dag No. 112 and certain others lands in different dag nos. of Mouza Dhamaitala, J.L. No. 75, District 24 Parganas (South) to his sons namely Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, with natural love and affection between father and sons and the said Bengali Sab Kobala (Deed of Gift) was registered in the office of District Sub Registrar Alipur and the same was copied in Book No. 1, Volume No. 15, Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.

**AND WHEREAS** that by virtue of the said aforesaid representation the said Sri Manmatha Nath Sardar, son of Late Surendra Nath Sardar, Menokabala Dasi, wife of Palan Chandra Sardar, Lalita Bala Dasi, wife of Haran Chandra Sardar, Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, both are sons of Late Atul Chandra Sardar, jointly became the owners of 12 (twelve) decimals in R.S. Dag No. 112, under R.S. Khatian No. 190, comprised in Mouza Dhamaitala, J.L. No. 75, Re. Su. 236, Touzi No. 3 to 5, Police Station Sonarpur, District 24 Parganas (South) and the said lands in detail are as follows:-

NAME OF THE OWNER	R.S. DAG NO.	R.S. KHATIAN NO.	AREA POSSESSED IN DECIMALS
Manmatha Nath Sardar	112	190	8 Decimal
Menoka Bala Dasi	112	190	1 Decimal
Lalita Bala Dasi	112	190	1 Decimal
Pulin Sardar alias Gopal Sardar	112	190	1 Decimal
Satya Charan Sardar	112	190	1 Decimal
<b>TOTAL</b>			<b>12 Decimals</b>

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Dalida Bala Dasi, died intestate on 10.03.1974, leaving behind her surviving her two sons namely Shyamal Sardar,



Kamal Sardar alias Panchu Sardar and her four married daughters namely, Saraswati Das alias Sarabala Das, wife of Late Madhadev Das, Kalpana Sardar alias Kadu Bala Sardar, wife of Ranjan Sardar, Durga Bagani, wife of Ajit Bagani and Bharati Mondal, wife of Subal Mondal and her husband Haran Sardar alias Haran Chandra Sardar son Late Nagendra Nath Sardar to succeed and inherit all the estate and properties left by the said Dalida Bala Dasi alias Lalita Bala Dasi, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Dalida Bala Dasi alias Lalita Bala Dasi, since deceased, was governed during her life time.

**AND WHEREAS** while enjoying the said undivided properties the said Haran Sardar alias Haran Chandra Sardar, died intestate on 24.12.1997, leaving behind his surviving his two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and his four married daughters namely, Saraswati Das alias Sarabala Das, wife of Late Madhadev Das, Kalpana Sardar alias Kadu Bala Sardar, wife of Ranjan Sardar, Durga Bagani, wife of Ajit Bagani and Bharati Mondal, wife of Subal Mondal to succeed and inherit all the estate and properties left by the said Haran Chandra Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Haran Chandra Sardar, since deceased, was governed during his life time.

**AND WHEREAS** the said Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Sarabala Das, Kalpana Sardar alias Kadu Bala Sardar, Durga Bagani and Bharati Mondal, became the owners of 1 (one) decimals in R.S. Dag No. 112, corresponding to L.R. Dag no. 111, but the said Shyamal Sardar and Kamal Sardar suppressing their sisters name before the concerned authority of B.L. & L.R.O., Sonarpur, and unlawfully recorded their names, during the course of Latest Revisional Settlement Zarip, (popularly known as L.R. Zarip), under L.R. Khatian Nos. 138 and 227 of Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24 Parganas (South).

**AND WHEREAS** that the said Panchu Sardar alias Kamal Sardar, Shyamal Sardar, Durga Bagani, Saraswati Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar, and Bharati Mondal, jointly became the owners of 1 (one) decimal in R.S. Dag No. 112, corresponding to L.R. Dag No. 111, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South).

**AND WHEREAS** during the course of Latest Revisional Settlement Zarip (popularly known as L.R. Zarip) the said 12 (twelve) decimals of land in L.R. Dag No. 111, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South) erroneously mutated under the following names as above are as follows:-

NAME OF RAYAT	L.R. DAG	L.R. KHATAIN	AREA OF LAND
Panchu Sardar	111	138	0.38 Decimal
Pulin Sardar	111	145	0.75 Decimal
Manmatha Nath Sardar	111	189	9.00 Decimal
Menoka Bala Dasi	111	202	0.75 Decimal
Shyamal Sardar	111	227	0.37 Decimal
Satya Charan Sardar	111	239	0.75 Decimal

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Manmatha Nath Sardar, son of Late Surendra Nath Sardar, died intestate on 03.01.1991, leaving behind him surviving his five sons namely Krishna Kumar Sardar alias Krishna Sardar, Amiya Sardar, Nema! Sardar, Ashutosh Sardar, Ajay Sardar, and his two married daughters namely, Tarubala Mondal alias Taru Mondal, since deceased and Anupama Kayal, since deceased to succeed and inherit all the estate and properties left by the said Manmatha Nath Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law, through which the said Manmatha Nath Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Ajay Sardar, son of Late Manmatha Nath Sardar, died intestate on 06.05.2010, leaving behind him surviving his 2 (two) sons namely Ranjit Sardar and Goutam Sardar and his four married daughters namely, Smt. Shikha Mandal, Smt. Rekha Das, Smt. Reba Naskar and Smt. Rita Debnath, to succeed and inherit all the estate and properties left by the said Ajay Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ajay Sardar, since deceased, was governed during his life time.



**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Ashutosh Sardar, son of Late Manmatha Nath Sardar, died intestate, leaving behind him surviving his son namely Utpalendu Sardar alias Pinku Sardar and his married daughter namely, Gita Dey wife of Late Ganesh Dey, to succeed and inherit all the estate and properties left by the said Ashutosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ashutosh Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Pulin Sardar alias Gopal Sardar, son of Late Atul Sardar, died intestate on 14.11.2017, leaving behind him surviving his two sons namely Bisu Sardar, Bapi Sardar and his wife Smt. Nibha Sardar to succeed and inherit all the estate ad properties left by the said Pulin Sardar alias Gopal Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pulin Sardar alias Gopal Sardar, since deceased, was governed during his life time.

**AND WHEREAS** that by virtue of Bengal Danpatra (Deed of Gift), dated 22.06.2011 the said Tarubal Mondal wife of Late Atul Mondal and daughter of Late Manmatha Nath Sardar, had gifted, donated, transferred, released and parted, all that undivided 1/7th share of 12 (twelve) decimals, in R.S. Dag No. 112 corresponding to L.R. Dag No. 111 and certain others lands under different dag nos, under R.S. khatian No. 190, corresponding to L.R. Khatian No. 189 of Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24 Parganas (South) her entire share (which she inherited from her father as above mention) to her brother namely Nemai Sardar son of Late Manmatha Nath Sardar, and the said, (Deed of Gift) was registered in the office of A.D.S.R. Sonarpur and same was copied in Book No. I, CD Volume No. 17, Pages Nos. 6524 to 6538, being Deed No. 07409 for the year 2011.

**AND WHEREAS** that by virtue of Bengali Bantannama (Deed of Partition) dated 27.06.2011, said Menoka Bala Dasi, allotted her portion measuring 5.43 (five point four three) decimals, but valid and marketable title is 5.1 (five point one) decimals, Shayamal Sardar, allotted his portion measuring 2.715 (two point seven one five) decimals, but valid and marketable title is 2.55 (two point five five) decimals and Kamal Sarder alias Panchu Sardar, allotted his portion measuring 2.715 (two point seven one five) decimals, but valid and marketable title is 2.55 (two point five five) decimals, all in R.S. Dag No. 112 corresponding to L.R. Dag No. 111, the details of the said land and other portion and others parties particularly mentioned in the said Bantannama (Deed of Partition) and the Said Bengali Bantannama was Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. I, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.

**AND WHEREAS** the remaining portion of 1.8 (one point eight) decimals in R.S. Dag no. 112 corresponding to L.R. Dag no. 111 became the owner of Anupama Kayal, Durga Bagani, Saraswati Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar and Bharati Mondal.

**AND WHEREAS** while seizing possessing and enjoying in respect of the said undivided property as above mentioned, the said Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar, wife of Late Palan Chandra Sardar, died intestate on 26.01.2015, leaving behind her surviving her three sons namely Paritosh Sardar, Jhantu Sardar, Sambhu Sardar and her two daughters namely, Minati Mondal alias Mina Mondal, Arati Purkait to succeed and inherit all the estate and properties left by the said Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar, since deceased, was governed during her life time.

**AND WHEREAS** while seizing possessing and enjoying the aforesaid lands as above mentioned the said Paritosh Sardar, son of Late Palan Chandra Sardar, died intestate on 07.01.2021, leaving behind his surviving his wife Sandhya Sardar and two sons namely Prabir Sardar and Pradip Sardar to succeed and inherit all the estate and properties left by the said Paritosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Paritosh Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Anupama Kayal wife of Late Lalit Mohan Kayal, died intestate on 05.03.2019, leaving behind her surviving her 2 (two) sons namely Kamal Kayal, Amal Kayal and her 3 (three) married daughters namely, Smt. Anima



Mondal, Smt. Suchitra Kayal and Smt. Sumitra Biswas, since deceased, to succeed and inherit all the estate and properties left by the said Anupama Kayal, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Anupama Kayal, since deceased, was governed during her life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Sumitra Biswas and her husband Jhantu Biswas, both are died intestate on 05.07.1985, leaving behind their surviving one and only son namely Avijit Biswas, to succeed and inherit all the estate and properties left by the said Sumitra Biswas and Jhantu Biswas, both are since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Sumitra Biswas and Jhantu Biswas, both are since deceased, were governed during their life time.

**AND WHEREAS** thus by virtue of the recital hereinabove stated the said Prabir Sardar, Pradip Sardar, Sandhya Sardar, Jhantu Sardar, Sambhu Sardar, Minati Mondal alias Mina Mondal, Arati Purkait, Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Saraswati Das alias Sarabala Das, Kalpana Sardar alias Kadu Bala Sardar, Durga Bagani, Bhareti Mondal, Kamal Kayal, Anmol Kayal, Smt. Anima Mondal, Smt. Suchitra Kayal and Avijit Biswas, became the absolute joint owners and/or otherwise well and sufficiently entitled to all those pieces and parcels of land hereditaments admeasuring an area of 12 (twelve) decimals in R.S. Dag no. 112, corresponding to L.R. Dag no. 111, lying and situate at and being and comprised in Mouza - Dhamaitala, J.L. No. 75, under R.S. Khatian No: 190, corresponding to L.R. Khatian Nos. 138, 145, 189, 202, 227 and 239, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward no. 25 and they are enjoying the same by paying respective khajna and taxes hereof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever.

**(Background of R.S. Dag No. 113, corresponding to L.R. Dag No. 112)**

**AND WHEREAS** one Surendra Nath Sardar alias Suren Sardar, Palan Sardar alias Palan Chandra Sardar, Atul Sardar alias Atul Chandra Sardar and Manmatha Sardar alias Manmatha Nath Sardar, were the absolute recorded owners of all that bastu land, classification by Bagan, under R.S. Khatian No. 17, comprised in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana Magura, Police Station - Sonarpur, District - 24 Parganas (North), and details of the area in decimal are as follows:-

NAME OF OWNER	R.S. DAG NO.	R.S. KHATIAN NO.	AREA POSSESSED IN DECIMALS
Surendra Nath Sardar	113	17	5.5 Decimals
Palan Sardar	113	17	1.83 Decimal
Atul Sardar	113	17	1.83 Decimal
Manmatha Sardar	113	17	1.84 Decimal
<b>TOTAL</b>			<b>11 Decimals</b>

**AND WHEREAS** that by virtue of Bengali Sub Kobala, (Deed of Conveyance) dated 13th April, 1955, the said Surendra Nath Sardar alias Suren Sardar, had indefensibly sold, conveyed, transferred released and parted all the land measuring 2 (two) decimals out of his portion was 5.5 (five point five) decimals in R.S. Dag No. 113 and certain others lands in different dag nos. of Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) to one Smt. Menokabala Dasi alias Smt. Manakabala Sardar alias Smt. Manakabala Dasi Sardar, wife of Palan Chandra Sardar and one Smt. Dalida Bala Dasi alias Smt. Lalitita Bala Sardar, wife of Haran Chandra Sardar, at a valuable consideration mentioned therein, and the said Bengali Sub Kobala was registered in office of the Sub Registrar Baruitpur and was copied in Book No: 1, Volume No. 38, being Deed No. 2381 for the year 1955.

**AND WHEREAS** that by virtue of another Bengali Danpatra, (Deed of Gift) dated 20.11.1965, the said Surendra Nath Sardar, had gifted, donated, transferred, released and parted all that land measuring 2 (two) decimals out of his remaining portion was 3.5 (three point five) decimals in R.S. Dag No. 113 and certain others lands in different dag nos of Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District - 24 Parganas (South) to one Atul Chandra Sardar son of Late Darik Nath Sardar, and the said Bengali Danpatra (Deed of Gift) was registered in the office of Sub Registrar Baruitpur and the same was copied in Book No. 1, Volume No. 152, Pages No. 37 to 44, Being Deed No. 11380 for the year 1965.



**AND WHEREAS** by virtue of Bengali Danpatra, (Deed of Gift) dated 29.11.1965 the said Surendra Nath Sardar, had gifted, donated, transferred, released and parted of all that land with natural love and affection between father and son, to the said Manmatha Nath Sardar, in respect of all that land measuring 7 (seven) decimals, but valid & remaining portion of land was 1.5 (one point five) decimals in R.S. Dag No. 113 and certain others lands in different dag nos. comprised in Mouza - Dhamaitala, J. L. No. 75, Police Station - Sonarpur, District-24 Parganas (South) and the said Bengali Danpatra Dalil, (Deed of Gift) was registered in office of Sub Registrar Baruipur and the same was copied in Book No. 1, Volume No. 142, Pages Nos. 271 to 278, being Deed No. 11773 for the year 1965.

**AND WHEREAS** that by virtue of another Bengali Danpatra (Deed of Gift) dated 26.11.1984, the said Atul Chandra Sardar, son of Late Dwarik Nath Sardar, had gifted, donated, transferred, released and parted all that of land measuring 2 (two) decimals out of his land measuring 3.83 (three point eight three) decimal in R.S. Dag No. 113 and certain others lands in different dag nos, of Mouza Dhamaitala, J.L. No. 75, District 24 Parganas (South) to his sons namely Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, with natural love and affection between father and sons and the said Bengali Sab Kobala (Deed of Gift) was registered in the office of District Sub Registrar Allipur and the same was copied in Book No. 1, Volume No. 15. Pages Nos. 259 to 269, being Deed No. 14024 for the year 1985.

**AND WHEREAS** that by virtue of the said aforesaid representation the said Sri Manmatha Nath Sardar, son of Late Surendra Nath Sardar, Menokabala Dasi, wife of Palan Chandra Sardar, Lalita Bala Dasi, wife of Haran Chandra Sardar, Pulin Chandra Sardar alias Gopal Sardar and Satya Charan Sardar, both are sons of Late Atul Chandra Sardar, jointly become the Owners of 11 (eleven) decimals in R.S. Dag No. 113, under R. S. Khatian No. 17 comprised in Mouza Dhamaitala, J.L. No. 75, Re. Su. 236, Touzi No. 3 to 5, Police Station Sonarpur, District 24 Parganas (South) and the said land in detailed are as follows:-

NAME OF OWNER	R.S. DAG NO.	R.S. KHATIAN NO.	AREA POSSESSED IN DECIMALS
Manmatha Nath Sardar	113	17	3.34 Decimals
Atul Sardar	113	17	1.83 Decimal
Palan Sardar	113	17	1.83 Decimals
Menoka Bala Dasi	113	17	1 Decimal
Lalita Bala Dasi	113	17	1 Decimal
Pulin Sardar alias Gopal Sardar	113	17	1 Decimal
Satya Charan Sardar	113	17	1 Decimal
<b>TOTAL</b>			<b>11 Decimals</b>

**AND WHEREAS** during the course of Latest Revisional Settlement Zarip (popularly known as L.R. Zarip) the said 11 (eleven) decimals of land, in R.S. Dag No. 113, corresponding to L.R. Dag No. 112, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South) erroneously mutated under the following names as above are as follows:-

NAME OF RAYAT	L.R. DAG	L.R. KHATIAN	AREA OF LAND
Panchu Sardar	112	138	0.52 Decimal
Pulin Sardar	112	145	1.03 Decimal
Manmatha Nath Sardar	112	189	6.87 Decimal
Menoka Bala Dasi	112	202	1.04 Decimal
Shyamal Sardar	112	227	0.51 Decimal
Satya Charan Sardar	112	239	1.03 Decimal
<b>TOTAL</b>			<b>11 Decimals</b>

**AND WHEREAS** while seizing and possessing the aforesaid lands the said Dalida Bala Dasi alias Lalita Bala Dasi, died intestate on 10.03.1974, leaving behind her surviving her two sons namely Shyamal Sardar, Kamal Sardar alias Panchu sardar and her four married daughters namely, Saraswati Das alias Sarabala Dasi, wife of Late Madhadev Das, Kalpana Sardar alias Kadu Bala Sardar, wife of Ranjan Sardar, Durga Bagani, wife of Ajit Bagani and Bharati Mondal, wife of Subal Mondal and her husband Haran Sardar to succeed and inherit all the estate and properties left by the said Dalida Bala Dasi alias Lalita



Bala Dasi, since deceased, in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Dalida Bala Dasi alias Lalita Bala Dasi, since deceased, was governed during her lifetime.

**AND WHEREAS** while enjoying the said undivided properties the said Haran Sardar alias Haran Charan sardar, died intestate on 24.12.1997, leaving behind him surviving his two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and his four married daughters namely, Saraswati Das alias Sarabala Dasi, wife of Late Madhadev Das, Kalpana Sardar alias Kadu Bala Sardar, wife of Ranjan Sardar, Durga Bagani, wife of Ajit Bagani and Bharati Mondal, wife of Subal Mondal to succeed and inherit all the estate and properties left by the said Haran Sardar alias Haran Charan sardar, since deceased, in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Dalida Bala Dasi alias Lalita Bala Dasi, since deceased, was governed during his lifetime.

**AND WHEREAS** the said Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Saraswati Das alias Sarabala Dasi, Kalpana Sardar, Durga Bagani, and Bharati Mondal became the owners of 1 decimal in R.S. Dag No. 113, corresponding to L.R. Dag No. 112, but the said Shyamal sardar and Kamal Sardar suppressing their sisters name before the concerned authority of BL&LRO, Sonarpur and unlawfully recorded their names during the course of Latest Revisional Settlement Zarip (popularly known as L.R. Zarip) under L.R. Khatian No. 138 and 227 of Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24-Parganas (South).

**AND WHEREAS** the said Shyamal Sardar, Kamal Sardar alias Panchu sardar, Saraswati Das alias Sarabala Dasi, Kalpana Sardar, Durga Bagani, and Bharati Mondal became the owners of 1 decimal in R.S. Dag No. 113, corresponding to L.R. Dag No. 112 of Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24-Parganas (South).

**AND WHEREAS** while seizing and possessing and enjoying the aforesaid land measuring 1.83 decimals in R.S. Dag No. 113, the said Palan sardar alias Palan Chandra Sardar, died intestate on 17.08.2000, leaving behind him surviving his wife Menokabala Dasi alias Manakabala Sardar and his three sons namely Paritosh Sardar, since deceased, Jhantu Sardar, Sambhu Sardar and his two daughters namely Minati Mondal, alias Mina Mondal, Arati Purkait to succeed and inherit all the estate and properties left by the said Palan Sardar alias Palan Chandra Sardar, since deceased in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Palan Sardar alias Palan Chandra Sardar, since deceased, was governed during his lifetime.

**AND WHEREAS** while seizing and possessing the aforesaid lands the said Paritosh Sardar, son of Late Palan Chandra Sardar, died intestate on 07.01.2021, leaving behind his surviving his wife Sandhya Sardar and two sons namely Prabir Sardar and Pradip Sardar to succeed and inherit all the estate and properties left by the said Paritosh sardar, since deceased, in accordance with the provisions Hindu Succession Act, 1956 through which the said Paritosh Sardar, since deceased, was governed during his lifetime.

**AND WHEREAS** that the said Jhantu Sardar, Sambhu Sardar, Minati Mondal alias Mina Mondal, Arati Purkait, Sandhya Sardar, Prabir Sardar and Pradip Sardar jointly became the owners of 2.83 decimals in R.S. Dag No. 113, corresponding to L.R. Dag No. 112, comprised in Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District -24 Parganas (South).

**AND WHEREAS** while seizing and possessing the aforesaid lands the said Atul Chandra Sardar alias Atul Sardar alias Atul Behari Sardar alias Jataram Sardar, son of Late Dawarik Nath Sardar, died intestate on 04.02.1990, leaving behind him surviving his two sons namely Gopal Sardar alias Pulin Chandra Sardar, since deceased, Satya Sardar alias Satya Charan Sardar and his six married daughters namely Nandarani Gayan, Kanan Dhall, Gouri Mondal, Tuni Mondal alias Tuno Mondal, Shyamali Roy alias Shyamli Roy and Chanpa Naskar and his wife Subala Sardar died on 13.06.2002, since deceased to succeed and inherit all the estate and properties left by the said Atul Chandra Sardar, since deceased, in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Atul Chandra Sardar, since deceased, was governed during his lifetime.

**AND WHEREAS** while seizing possessing the aforesaid lands the said Pulin Sardar alias Gopal Sardar, son of Late Atul Sardar, died intestate on 14.11.2017, leaving behind him surviving his two sons namely Bisu Sardar, Bapi Sardar and his wife smt. Nibha Sardar to succeed and inherit all the estate and properties left by the said Pulin Sardar alias Gopal Sardar, since deceased, in accordance with the provisions of the



Hindu Succession Act, 1956, through which the said Pulin Sardar alias Gopal Sardar, since deceased, was governed during his lifetime.

**AND WHEREAS** the said Satya Sardar alias Satya Charan Sardar, Nandarani Gayan, Kanan Dhali, Gouri Mondal, Tuni Mondal alias Tuno Mondal, shyamali Roy alias Shyamli Roy, Chanpa Naskar, Bisu Sardar, Bapi Sardar and Smt. Nibha Sardar jointly became the owners of 3.83 decimals in R.S. Dag No. 113, corresponding to L.R. Dag No. 112, comprised in Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South).

**AND WHEREAS** while seizing and possessing the aforesaid lands the said Manmatha Nath Sardar son of Late Surendra Nath Sardar died intestate on 03.01.1991, leaving behind him surviving his five sons namely Krishna Kumar Sardar alias Krishna Sardar, Amiya Sardar, Ashutosh Sardar, since deceased, Ajay sardar, since deceased and his two married daughters namely, Tarubala Mondal alias Taru Mondal, since deceased and Anupama Kayal, since deceased to succeed and inherit all the estate and properties left by the said Manmatha Nath Sardar, since deceased in accordance with the provisions of Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law through which the said Manmatha Nath Sardar since deceased was governed during his lifetime.

**AND WHEREAS** while seizing possessing and enjoying the aforesaid lands the said Ajay Sardar, son of Late Manmatha Nath Sardar, died intestate on 06.05.2010, leaving behind him surviving his two sons namely Ranjit Sardar and Goutam Sardar and his four married daughters namely Smt Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar and smt. Rita Debnath, to succeed and inherit all the estate and properties left by the said Ajay Sardar, since deceased, in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Ajay Sardar, since deceased, was governed during his lifetime.

**AND WHEREAS** while seizing and possessing the aforesaid lands the said Ashutosh Sardar, son of Late Manmatha Sardar, died intestate on 16.09.1979, leaving behind him surviving his son namely Utpalendu Sardar alias Pinku sardar and his married daughter namely, Gita Dey wife of Late Ganesh Dey, to succeed and inherit all the estate and properties left by the said Ashutosh sardar, since deceased, in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Ashutosh sardar, since deceased, was governed during his lifetime.

**AND WHEREAS** by virtue of Bengali Danpatra (Deed of Gift) dated 22.06.2011, the said Tarubal Mondal alias Taru Mandal, wife of Late Atul Mandal and daughter of Late Manmatha Nath Sardar, had donated, gifted, transferred, released and parted all that undivided 1 decimal but as per valid title is 0.48 decimal, in R.S. Dag No. 113 corresponding to L.R. Dag No. 112 and certain other lands under different dag nos. under R.S. Khatian No. 17, corresponding to L.R. Khatian No. 189 of Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24-Parganas (South) her entire share (which she inherited from her father as above mentioned) to her brother namely Nema Sardar son of Late Manmatha Nath Sardar and the said Deed of Gift was registered in the office of A.D.S.R. Sonarpur and the same was recorded in Book No. I, CD Volume No. 17, pages 6524-6538, being Deed No. 07409 for the year 2011.

**AND WHEREAS** by virtue of Bengali Bantannama (Deed of partition) dated 27.06.2011, the said Menoka Bala Dasi allotted her portion measuring 5 decimals but valid and marketable title is 3.48 decimals, the said Shayamal sardar allotted his portion measuring 2.5 decimals, but valid and marketable title is 1.74 decimals and Kamal Sardar alias Panchu Sardar, allotted his portion measuring 2.5 decimals, but valid and marketable title is 1.74 decimals, all in R.S. Dag No. 113 corresponding to L.R. Dag No. 112, the details of the said land and other portion and others parties particularly mentioned in the said Deed of Partition and the said Deed of Partition was registered in the office of A.D.S.R. Sonarpur and the same was recorded in Book No. I, CD Volume No. 21, Pages 4764-4795, being Deed No. 9132 for the year 2011.

**AND WHEREAS** the remaining portion of land in R.S. Dag No. 113 corresponding to L.R. Dag No. 112 measuring 4.04 decimals, out of which 0.48 decimals became the owner of Anupama Kayal, 0.67 decimals became the owner of Durga Bagani, Saraswati Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar, Bharati Mondal, 1.37 decimals became the owner of Nandarani Gayan, Kana Dhali, Gouri Mondal, Tuni Mondal alias Tuno Mondal, Shyamali Roy alias Shyamli Roy and Chanpa Naskar and 1.52 decimals became the owners of Jhantu Sardar, Sambhu sardar, Minati Mondal alias Mina Mondal, Arati Purkait, Sandhya Sardar, Prabir Sardar and Pradip Sardar.



**AND WHEREAS** while seizing and possessing the aforesaid lands the said Anupama Kayal daughter of Late Lalit Mohan Kayal, died intestate on 05.03.2019 leaving behind her surviving her 2 sons namely Kamal kayal, Amal Kayal and her 3 married daughters namely Anima Mondal, Suchitra Kayal and Sumitra Biswas, to succeed and inherit all the estate and properties left by the said Anupama Kayal, since deceased in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Anupama Kayal, since deceased, was governed during her lifetime.

**AND WHEREAS** while seizing and possessing the aforesaid lands the said Sumitra Biswas and her husband Jhantu Biswas, both died intestate on 05.07.1985, leaving behind them surviving their one and only son namely Avijit Biswas, to succeed and inherit all the estate and properties left by the said Sumitra Biswas and Jhantu Biswas, since deceased in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Sumitra Biswas and Jhantu Biswas, since deceased, were governed during their lifetime.

**AND WHEREAS** while seizing and possessing and enjoying in respect of the said undivided property, the said Menokabala Dasi Sardar alias Manakabala Sardar alias Manakabala Dasi Sardar, wife of Late Palan Chandra Sardar died intestate on 26.01.2015, leaving behind her surviving her two sons namely Jhantu Sardar, Sambhu Sardar and her two daughters namely Minati Mondal alias Mina Mondal, Arati Prkait and her grandson namely Prabir Sardar and Pradip Sardar with her daughter-in-law Sandhya Sardar to succeed and inherit all the estate and properties left by the said Menokabala Dasi Sardar alias Manakabala Sardar alias Manakabala Dasi Sardar, since deceased in accordance with the provisions of the Hindu Succession Act, 1956, through which the said Menokabala Dasi Sardar alias Manakabala Sardar alias Manakabala Dasi Sardar, since deceased, was governed during her lifetime.

**AND WHEREAS** thus by virtue of the aforesaid circumstances the said Prabir Sardar, Pradip Sardar, Sandhya Sardar, Jhantu Sardar, Sambhu Sardar, Minati Mondal alias Mina Mondal, Arati Prkait, Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Saraswati Das alias Sarabala Das, Kalpana Sardar alias Kadu Bala sardar, Durga Bagani, Bharati Mondal, kamal Kayal, Amal Kayal, Smt. Suchitra Kayal, Avijit Biswas, Nandaranai Gayan, Kana Dhall, Gouri Mondal, Tuni Mondal, Shyamali Roy alias Shyamli Roy and Chaapa Naskar became the joint owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land hereditaments measuring an area of 11 decimals in R.S. Dag No. 113, corresponding to L.R. Dag No. 112, lying and situate at Mouza - Dhamaitala, J.L. No. 75, under R.S. Khatian No. 17, corresponding to L.R. Khatian No. 138, 145, 189, 202, 227 and 239, Re. Su. No. 236, touzi Nos. 3-5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional Sub Registry Office at Sonarpur, District 24-Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under Ward No. 25 and were enjoying the same by paying taxes and khajna regularly to the respective competent authorities of Government of West Bengal and were also enjoying physical possession without any interference from any third party whatsoever.

**(Background of R. S. Dag No. 127, corresponding to L. R. Dag No. 106)**

**WHEREAS** one Surendra Nath Sardar alias Suren Sardar, Atul Sardar alias Atul Chandra Sardar alias Jataram sardar, Palan Sardar alias Palan Chandra Sardar, Haran Sardar alias Haran Chandra Sardar, were the absolute joint recorded owners as per their share of all that bastu land under R.S. Khatian No. 39, comprised in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi No. 3-5, Pargana - Magura, Police Station - Sonarpur, District - 24-Parganas (North) and details of the area in respect of R.S. Dag No. 127 as follows:-

Name of owner	R.S. Dag No.	R.S. Khatian No.	Area possessed in decimals
Surendra Nath Sardar	127	39	44.5 decimals
Jataram Sardar	127	39	22.25 decimals
Palan Sardar	127	39	11.12 decimals
Haran Sardar	127	39	11.13 decimals
		<b>Total</b>	<b>89 decimals</b>

**AND WHEREAS** by virtue of a Bengali Sub Kobala (Deed of Conveyance) dated 13.04.1955, the said Surendranath Sardar alias Suren Sardar, sold, transferred, conveyed all that land measuring 8 decimals





out of his portion of 44.5 decimals in R.S. Dag No. 127 and certain others land in different dags of Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24-Parganas (South) to one Smt. Menokabala Dasi Sardar, wife of Palan Chandra Sardar and Smt. Dalida Bala Dasi alias Smt. Lalitita Bala sardar, wife of Haran Chandra Sardar, and the said Bengali Sub Kobala was registered in the office of the Sub Registrar Barulpur and was recorded in Book No. I, being Deed No. 2381 for the year 1955.

**AND WHEREAS** by virtue of Bengali Danpatra (Deed of Gift) dated 29.11.1965, the said Surendra Nath Sardar had gifted, donated, transferred out of natural love and affection all that land measuring 37 decimals, but remaining title of land is 36.5 (thirty six point five) decimals in R.S. Dag No. 127 and certain others land in different dag nos. comprised in Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24-Parganas (South) to his son namely Manmatha Nath Sardar and the said Deed of Gift was registered in the office of sub Registrar Barulpur and recorded in Book No. I, Volume No. 142, Page Nos. 271 to 278, being Deed no. 11773 for the year 1965.

**AND WHEREAS** by virtue of the aforesaid representations the said Sri Manmatha Nath Sardar, son of Late Surendra Nath Sardar, Menokabala Dasi, wife of Palan Chandra Sardar, Lalita Bala Dasi wife of Haran Chandra Sardar, Atul Sardar alias Atul Chandra Sardar alias Jataram Sardar, son of Late Dwarik Sardar, Palan Sardar alias Palan Chandra Sardar, Haran Sardar alias Haran Chandra Sardar, both sons of Late Nagendra Nath Sardar, jointly became the owners of 89 decimals in R.S. Dag No. 127, under R.S. Khatian No. 39, comprised in Mouza - Dhamaitala, J.L. No. 75, Re. Su. No. 236, Touzi No. 3-5, Police Station - Sonarpur, District - 24-Parganas (South) and the said land in details as follows:-

Name of owner	R.S. Dag No.	R.S. Khatian No.	Area possessed in decimals
Manmatha Nath Sardar	127	39	36.50 decimals
Atul Chandra Sardar alias Jataram	127	39	22.25 decimals
Palan Sardar	127	39	11.12 decimals
Haran Chandra Sardar	127	39	11.13 decimals
Menoka Bala Dasi	127	39	4.00 decimals
Lalita Bala Dasi	127	39	4.00 decimals
	<b>Total</b>		<b>89 decimals</b>

**AND WHEREAS** while seizing and possessing the aforesaid lands the said Dalida Bala Dasi alias Lalita Bala Dasi died intestate on 10.03.1974, leaving behind her surviving her two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and her four married daughters namely Saraswati Das alias Sarabala Das, wife of Late Madhadev Das, Kalpana Sardar alias Kadu Bala Sardar, wife of Ranjan Sardar, Durga Bagani, wife of Ajit Bagani and Bharati Mondal, wife of Subal Mondal and her husband Haran Sardar alias Haran Chandra Sardar, son of Late Nagendra Nath Sardar to succeed and inherit all the estate and properties left by the said Dalida Bala Dasi alias Lalita Bala Dasi since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Dalida Bala Dasi alias Lalita Bala Dasi, since deceased, was governed during her lifetime.

**AND WHEREAS** while enjoying the said undivided properties the said Haran Sardar alias Haran Chandra Sardar, died intestate on 24.12.1997, leaving behind his surviving his two sons namely Shyamal Sardar, Kamal Sardar alias Panchu Sardar and his four married daughters namely, Saraswati Das alias Sarabala Das, wife of Late Madhadev Das, Kalpana Sardar alias Kadu Bala Sardar, wife of Ranjan Sardar, Durga Bagani, wife of Ajit Bagani and Bharati Mondal, wife of Subal Mondal to succeed and inherit all the estate and properties left by the said Haran Chandra Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Haran Chandra Sardar, since deceased, was governed during his life time.

**AND WHEREAS** the said Shyamal Sardar, Kamal Sardar alias Panchu Sardar, Sarabala Das, Kalpana Sardar alias Kadu Bala Sardar, Durga Bagani and Bharati Mondal, became the owners of 15.13 (fifteen point one three) decimals in R.S. Dag No. 127, corresponding to L.R. Dag No. 106, but the said Shyamal Sardar and Kamal Sardar suppressing their sisters name before the concerned authority of B.L.&L.R.O., Sonarpur, and unlawfully, erroneously some portion of bastu land has been recorded their names, during the course of Latest Revisional Settlement Zarip, 9 popularly known as L.R. Zarip), under L.R. Khatian Nos. 138 and 227 of Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South).



**AND WHEREAS** that said Panchu Sardar alias Kamal Sardar, Shyamal Sardar, Durga Bagani, Saraswati Das alias Sarabala Das, Kadubala Sardar alias Kalpana Sardar, and Bharati Mondal, jointly became the owners of 15.13 (fifteen point one three) decimals in R.S. Dag No. 127, corresponding to L.R. Dag No. 106, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South).

**AND WHEREAS** during the course of Latest Revisional Settlement Zarip (popularly known as L.R. Zarip) the said 89 (eighty nine) decimals of land in L.R. Dag No. 106, comprised in Mouza - Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24-Parganas (South) erroneously mutated and recorded as under the following names as above are as follows:-

NAME OF RAYAT	L.R. DAG	L.R. KHATIAN	AREA OF LAND IN DECIMALS
Atul Chandra Sardar	106	10	22 Decimals
Panchu Sardar	106	138	04 Decimals
Palan Sardar	106	140	11 Decimals
Manmatha Nath Sardar	106	189	30 Decimals
Menoka Bala Dasi	106	202	07 Decimals
Shyamal Sardar	106	227	04 Decimals
Haran Chandra Sardar	106	273	11 Decimals
<b>TOTAL</b>			<b>89 Decimals</b>

**AND WHEREAS** while seizing possessing and enjoying the aforesaid land measuring 11.12 (eleven point one two) decimals, in R. S. Dag No. 127, as above mentioned the said Palan Sardar alias Palan Chandra Sardar, son of Late Nagendra Nath Sardar, died intestate on 17.08.2000, leaving behind his surviving his wife Menokabala Dasi alias Manakabala Sardar alias Manakabala Dasi Sardar and his three sons namely, Paritosh Sardar, since deceased, Jhantu Sardar, Sambhu Sardar and his two daughters namely, Minati Mondal alias Mina Mondal, Arati Purkait to succeed and inherit all the estate and properties left by the said Palan Sardar alias Palan Chandra Sardar, since deceased, in accordance with the provisions of Hindu Succession Act., 1956, through which the said Palan Sardar alias Palan Chandra Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing and enjoying the aforesaid lands as above mentioned the said Paritosh Sardar, son of Late Palan Chandra Sardar, died intestate on 07.01.2021, leaving behind his surviving his wife Sandhya Sardar and two sons namely Prabir Sardar and Pradip Sardar to succeed and inherit all the estate and properties left by the said Paritosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act., 1956, through which the said Paritosh Sardar, since deceased, was governed during his life time.

**AND WHEREAS** that said Menoka Bala Dasi, Jhantu Sardar, Sambhu Sardar Minati Mondal alias Mina Mondal, Arati Purkait, Sandhya Sardar, Prabir Sardar and Pradip Sardar, jointly became the Owners of 15.12 (fifteen point one two) decimals in R.S. Dag no. 127, corresponding to L.R. Dag no. 106, comprised in Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South).

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Atul Chandra Sardar alias Atul Sardar alias Atul Behari Sardar alias Jataram Sardar, son of Late Dawarik Nath Sardar, died intestate on 04.02.1990, leaving behind him surviving his two sons namely Gopal Sardar alias Pulin Chandra Sardar, since deceased, Satya Sardar alias Satya Charan Sardar and his six married daughters namely, Nandarani Gayan, Kanan Dhali, Gouri Mondal, Tuni Mondal alias Tuno Mondal, Shayamali Roy alias Shyamli Roy and Chanpa Naskar and his wife Subala Sardar, since Deceased, to succeed and inherit all the estate and properties left by the said Atul Chandra Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayavaga School of Hindu Law, through which the said Atul Chandra Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Pulin Sardar alias Gopal Sardar, son of Late Atul Sardar, died intestate on 14.11.2017, leaving behind him surviving his two sons namely Bisu Sardar, Bapi Sardar and his wife Smt. Nibha Sardar to succeed and inherit all the



estate ad properties left by the said Pulin Sardar alias Gopal Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Pulin Sardar alias Gopal Sardar, since deceased, was governed during his life time.

**AND WHEREAS** that said Satya Sardar alias Satya Charan Sardar, Nandarani Gayan, Kanan Dhal, Gouri Mondal, Tuni Mondal alias Tuno Mondal, Shayamali Roy alias Shyamli Roy, Chanpa Naskar, Bisu Sardar, Bapi Sardar and Smt. Nibha Sardar, jointly became the owners of 22.25 (twenty two point two five) decimals in R.S. Dag no. 127, corresponding to L. R. Dag no. 106, comprised in Mouza - Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South).

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Manmatha Nath Sardar, son of Late Surendra Nath Sardar, died intestate on 03.01.1991, leaving behind him surviving his five sons namely Krishna Kumar Sardar alias Krishna Sardar, Amiya Sardar, Nemai Sardar, Ashutosh Sardar, since deceased, Ajay Sardar, since deceased and his two married daughters namely, Tarabala Mondal alias Taru Mondal, since deceased and Anupama Kayal, since deceased to succeed and inherit all the estate ad properties left by the said Manmatha Nath Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956 and Dayavaga School of Hindu Law, through which the said Manmatha Nath Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Ajay Sardar, son of Late Manmatha Nath Sardar, died intestate on 06.05.2010, leaving behind him surviving his 2 (two) sons namely Ranjit Sardar and Goutam Sardar and his four married daughters namely, Smt. Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar and Smt. Rita Debnath, to succeed and inherit all the estate and properties left by the said Ajay Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ajay Sardar, since deceased, was governed during his life time.

**AND WHEREAS** while seizing possessing the aforesaid lands as above mentioned the said Ashutosh Sardar, son of Late Manmatha Nath Sardar, died intestate on 16.09.1979, leaving behind him surviving his son namely Utpalendu Sardar alias Pinku Sardar and his married daughter namely, Gita Dey wife of Late Ganesh Dey, to succeed and inherit all the estate and properties left by the said Ashutosh Sardar, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Ashutosh Sardar, since deceased, was governed during his life time.

**AND WHEREAS** that by virtue of Bengali Danpatra (Deed of Gift), dated 22.06.2011 the said Tarubal Mondal wife of Late Atul Mondal and daughter of Late Manmatha Nath Sardar, had Gifted, donated, transferred, released and parted, **ALL THAT** undivided 4.3 decimals out of her share was 5.21 decimals in R.S. Dag No. 127 corresponding to L.R. Dag No. 106 and certain others lands under different dag nos, under R. S. Khatian No. 39, corresponding to L.R. Khatian No. 189 of Mouza-Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District 24 Parganas (South) (which she inherited from her father as above mention) to her brother namely Nemai Sardar son of Late Manmatha Nath Sardar, and the said Bengali Saf Kobala, (Deed of Gift) was registered in the office of A.D.S.R. Sonarpur and same was copied in Book No. 1, CD Volume No. 17, Pages Nos. 6524 to 6538, being Deed No. 07409 for the year 2011.

**AND WHEREAS** that by virtue of Bengali Bantannama (Deed of Partition) dated 27.06.2011, the party of the 1st part therein (Pratham pakhya) allotted his portion measuring 2.1 (two point) decimals, 2nd part therein (Ditiya pakhya) allotted their portion measuring 20 (twenty) decimals, the party of the 3rd part therein (Tritiya pakhya) allotted their portion measuring 25.76 (twenty five point seven six) decimals and the party of the 4 part therein (Chaturthya pakhya) allotted their portion measuring 28.4 (twenty eight point four) decimals, thus totaling 76.26 (seventy six two six) decimals, but as per devolution as above, valid and marketable title is 46.83 (forty six point eight three) decimals, all in R.S. Dag No. 127 corresponding to L.R. Dag No. 106, and the Said Bengali Bantannama was Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. 1, CD Volume No. 21, pages Nos. 4764 to 4795, being Deed No. 9132 for the year 2011.

**AND WHEREAS** that by virtue of another Bengali Danpatra (Deed of Gift) dated 30.06.2011, the said Amiya Sardar, had gifted, donated, transferred, released and parted all that land measuring 1.6 (one point six) decimals in R.S. Dag No. 127 corresponding to L.R. Dag No. 106, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station Sonarpur, District 24 Parganas (South) to the said Nimai Sardar, son of Late



Manmatha Nath Sardar, with natural love and affection between two brothers and the said Bengali Danpatra (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 36, Pages Nos. 2479 to 2490, being Deed No. 13657 for the year 2012.

**AND WHEREAS** that by virtue of another Bengali Bantannama, (Deed of Partition) dated 04.07.2011, the party of the 1<sup>st</sup> part therein (Pratham pakhya) allotted their portion measuring 20 (twenty) decimals, but valid 12.30 (twelve point three zero) decimal, 2nd part therein (Ditiya pakhya) allotted his portion measuring 2.1 (two point one) decimals, but valid 1.29 (one point two nine) decimal, the party of the 3rd part therein (Tritiya pakhya) allotted their portion measuring 1.76 (one point seven six) decimals, but valid 1.09 (one point zero nine) decimal, all in R.S. Dag No. 127 corresponding to L.R. Dag No. 106, and the Said Bengali Bantannama was Registered in the Office of A.D.S.R. Sonarpur and the same was copied in Book No. 1, CD Volume No. 36, Pages Nos. 2509 to 2582, being Deed No. 13702 for the year 2012.

**AND WHEREAS** that by virtue of another Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013, the said Anupama Kayal, wife of Late Lalit Mohan Koyal and daughter of Late Manmatha Nath Sardar, had gifted, donated, transferred, released and parted with natural love and affection between aunt and nephew, all that bastu land measuring 1.11 (one point one one) decimals, out of her share is 5.21 (five point two one) decimal in R.S. Dag No. 127 corresponding to L.R. Dag No. 106, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to one Goutam Sardar, son of Late Ajay Sardar, and the said Bengali Danpatra, (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 1, Pages Nos. 6173 to 6196, being Deed No. 00315 for the year 2013.

**AND WHEREAS** that by virtue of another Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013, the said Anupama Kayal, wife of Late Lalit Mohan Koyal and daughter of Late Manmatha Nath Sardar, had gifted, donated, transferred, released and parted with natural love and affection between aunt and nephew, all that bastu land measuring 1.11 (one point one one) decimal, out of her remaining share is 4.1 (four point one) decimal in R.S. Dag No. 127 corresponding to L.R. Dag No. 106, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to one Goutam Sardar, son of Late Ajay Sardar, and the said Bengali Danpatra, (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 1, Pages Nos. 6149 to 6172, being Deed No. 00316 for the year 2013.

**AND WHEREAS** that by virtue of another Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013, the said Smt. Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar and Smt. Rita Debnath, all are daughter of Late Ajay Sardar, had gifted, donated, transferred, released and parted with natural love and affection between brother and sisters, all that bastu land measuring 6.66 (six point six six) decimals in R.S. Dag No. 127 corresponding to L.R. Dag No. 106, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to one Ranjit Sardar, son of Late Ajay Sardar, and the said Bengali Danpatra, (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 1, Pages Nos. 6127 to 6148, being Deed No. 00317 for the year 2013.

**AND WHEREAS** that by virtue of another Bengali Danpatra Dalil, (Deed of Gift) dated 04.01.2013, the said Smt. Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar and Smt. Rita Debnath, all are daughter of Late Ajay Sardar, had gifted, donated, transferred, released and parted with natural love and affection between brother and sisters, all that bastu land measuring 6.66 (six point six six) decimals in R.S. Dag No. 127 corresponding to L.R. Dag No. 106, comprised in Mouza Dhamaitala, J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to one Goutam Sardar, son of Late Ajay Sardar, and the said Bengali Danpatra, (Deed of Gift) was registered in the office of Additional District Sub Registrar Sonarpur and the same was copied in Book No. 1, CD Volume No. 1, Pages Nos. 6105 to 6126, being Deed No. 00318 for the year 2013.

**AND WHEREAS** that by virtue of Bengali Saf Bikray Kabala (Deed of Conveyance) dated the 08.08.2014, the said Anupama Kayal, had indefeasibly sold, conveyed, transferred, released and parted with all that pieces and parcels of bastu land hereditaments admeasuring an area of 1.76 (one point seven six) decimal, out of her remaining share is 2.99 (two point nine nine) decimal in R.S. Dag No. 127 corresponding to L.R. Dag No. 106 with certain others lands in different dag Nos. of Mouza Dhamaitala,



J.L. No. 75, Police Station - Sonarpur, District - 24 Parganas (South) to one Smt. Krishna Sardar, wife of Utpalendu Sardar, at a valuable consideration mentioned therein, and the said Deed of Conveyance was registered in the office of Additional District Sub Registrar Sonarpur, District 24 Parganas (south) and the same was copied in Book No. 1, CD Volume No. 17, Pages Nos. 3422 to 3435, being Deed No. 08332 for the year 2014.

**AND WHEREAS** the said Sri Bisu Sardar, Sri Bapi Sardar, Smt. Nibhu Sardar, Sri Satya Sardar alias Sri Satya Charan Sardar, Smt. Nandarani Gayan, Smt. Kanan Dhall, Smt. Gouri Mondal, Smt. Tuni Mondal alias Smt. Tuno Mondal, Smt. Chanpa Naskar, Sri Kamal Sardar alias Sri Panchu Sardar, Sri Shyamal Sardar, Smt. Durga Bagani, Smt. Kalpana Sardar alias Smt. Kadu Bala Sardar, Smt. Saraswati Das alias Smt. Sarabala Das, Smt. Bharati Mondal, Sri Paritosh Sardar, Sri Jhantu Sardar, Sri Sambhu Sardar, Smt. Arati Purkait, Smt. Minati Mondal alias Smt. Mina Mondal, Smt. Amiya Sardar, Sri Krishna Kumar Sardar alias Sri Krishna Sardar, Sri Nimai Sardar, Sri Ranjit Sardar, Sri Goutam Sardar, Smt. Shikha Mondal, Smt. Rekha Das, Smt. Reba Naskar, Smt. Rita Debnath, Sri Utpalendu Sardar alias Sri Pinku Sardar, Smt. Gita Dey, Smt. Taruhala Mondal and Smt. Anupama Kayal, entered in to an unregistered Agreement for Sale on 30.06.2018 upon received a part consideration money mentioned in the said Agreement for Sale with one Aadyaa Projects, represented by its proprietor namely Mr. Ananda Agarwal, with certain terms and conditions mentioned in the said Agreement for Sale.

**AND WHEREAS** while seizing possessing of the remaining area of land measuring 0.92 (zero point nine two) decimal in L.R. Dag No. 106 of Mouza - Dhamaitala, as above mentioned the said Taru Mondal alias Tarubala Mondal, wife of Late Atul Mondal, died intestate, without any issue on 25.04.2021, leaving behind her surviving her three brothers namely Amiya Sardar, Krishna Sardar and Nimai Sardar to succeed and inherit all the estate and properties left by the said Taru Mondal alias Tarubala Mondal, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Taru Mondal alias Tarubala Mondal, since deceased, was governed during her life time.

**AND WHEREAS** while seizing possessing of the remaining area of land measuring 1.23 (one point two three) decimal in L. R. Dag No. 106 of Mouza-Dhamaitala, as above mentioned the said Anupama Kayal of Late Lalit Mohan Kayal, died intestate on 05.03.2019, leaving behind her surviving her 2 (two) sons namely Kamal Kayal, Amal Kayal and her 3 (three) married daughters namely, Smt. Anima Mondal, Smt. Suchitra Kayal and her grandson namely Avijit Biswas, to succeed and inherit all the estate and properties left by the said Anupama Kayal, since deceased, in accordance with the provisions of Hindu Succession Act, 1956, through which the said Anupama Kayal, since deceased, was governed during his life time.

**AND WHEREAS** by virtue of recital hereinabove recited the said Sri Nimai Sardar, son of Late Manmatha Nath sardar, became the owner of 1.59 (one point five nine) decimals, more or less in respect of R.S. Dag No. 127 corresponding to L.R. Dag No. 106, under L.R. Khatian No. 189, and is enjoying the same peaceably by paying khajna thereof without any interference from any third party whatsoever, but the said Sri Nimai Sardar could only manage to record in his name measuring 0.43 (zero point four three) decimal, before the office of BL&LRO, Sonarpur, during the course of L.R. Settlement Zarp, under L.R. Khatian No. 1252.

**AND WHEREAS** thus by virtue of the recital hereinabove stated the said Sri Prabir Sardar, Sri Pradip Sardar, Smt. Sandhya Sardar, Sri Jhantu Sardar, Sri Sambhu Sardar, Smt. Minati Mondal alias Smt. Mina Mondal, Smt. Arati Purkait, Sri Shyamal Sardar, Sri Kamal Sardar alias Sri Panchu Sardar, Smt. Saraswati Das alias Smt. Sarabala Das, Smt. Kalpana Sardar alias Smt. Kadu Bala Sardar, Smt. Durga Bagani, Smt. Bharati Mondal, Sri Kamal Kayal, Sri Amal Kayal, Smt. Anima Mondal, Smt. Suchitra Kayal, Sri Avijit Biswas, Sri Satya Sardar alias Sri Satya Charan Sardar, Sri Bisu Sardar, Sri Bapi Sardar, Smt. Nibhu Sardar, Smt. Nandarani Gayan, Smt. Kanan Dhall, Smt. Gouri Mondal, Smt. Tuni Mondal alias Smt. Tuno Mondal, Smt. Shayamali Roy alias Smt. Shyamli Roy, Smt. Chanpa Naskar, Sri Krishna Kumar Sardar alias Sri Krishna Sardar, Sri Nimai Sardar, Smt. Amiya Sardar, Sri Ranjit Sardar, Sri Goutam Sardar, Sri Utpalendu Sardar alias Sri Pinku Sardar, Smt. Gita Dey and Smt. Krishna Sardar, became the absolute joint owners and/or otherwise well and sufficiently entitled all that pieces and parcels of Bastu land hereditaments admeasuring an area of 89 (eighty nine) decimals in R.S. Dag No. 127, corresponding to L.R. Dag No. 106, lying and situate at and being and comprised in Mouza - Dhamaitala, J.L. No. 75, under R.S. Khatian No. 39, corresponding to L.R. Khatian Nos. 10, 138, 140, 189, 202, 227, 273 and 1252, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Magura, Police Station - Sonarpur, which is under the jurisdiction of Additional District





R.S.	DAG	L.R.	L.R. KHATTAN	TOTAL AREA IN DAG	SHARE	PURCHASE AREA IN DECIMAL
111	107	140	26 Decimals	5000	5000	13.00 Decimal
111	107	140	26 Decimals	5000	5000	13.00 Decimal
112	111	138	12 Decimals	167	167	0.20 Decimal
112	111	145	12 Decimals	167	167	0.20 Decimal
112	111	189	12 Decimals	333	333	0.40 Decimal
112	111	189	12 Decimals	4025	4025	4.83 Decimal
112	111	202	12 Decimals	333	333	0.40 Decimal
112	111	227	12 Decimals	333	333	0.40 Decimal
112	111	239	12 Decimals	167	167	0.20 Decimal
112	111	239	12 Decimals	334	334	0.40 Decimal
113	112	145	11 Decimals	400	400	0.44 Decimal
113	112	189	11 Decimals	810	810	0.89 Decimal
113	112	202	11 Decimals	5400	5400	5.94 Decimal
113	112	227	11 Decimals	809	809	0.89 Decimal
113	112	239	11 Decimals	409	409	0.45 Decimal
127	106	10	89 Decimals	801	801	7.13 Decimal
127	106	138	89 Decimals	134	134	1.19 Decimal
127	106	140	89 Decimals	400	400	3.56 Decimal
127	106	189	89 Decimals	1019	1019	9.07 Decimal
127	106	202	89 Decimals	267	267	2.38 Decimal

Sub Registry Office at Sonarpur, District 24 Parganas (South) and within the local limits of Rajpur Sonarpur Municipality, under ward No. 25 and they are enjoying the same by paying respective khajna and taxes hereof regularly to the respective competent authorities of Government of West Bengal and are enjoying physical possession thereof without any interference from any third party whatsoever, morefully and pertularly mentioned under memo of consideration hereunder appearing.

AND WHEREAS the said Amiya Sardar, Krishna Kumar Sardar, Goutam Sardar, Utpalendu Sarkar, Krishna Sardar, Nandaran Gayen, Roba Naskar, Rita Debnath, Ranjit Sardar, Kanjit Sardar, Goutam Sardar, Utpalendu Sarkar, Krishna Sardar, Nandaran Gayen, Kanai Koyal, Anil Koyal, Anil Mondal, Shyamal Roy, Charpa Naskar, Bisu Sardar, Bapi Sardar, Nibha Sardar, Hanu Sardar, Sambhu Sardar, Minati Mondal, Arati Purkai, Sandhya Sardar, Prabr Sardar, Pradip Sardar, Shyamal Sardar, Kamal Sardar, Durga Bagan, Saraswati Das, Kalpana Sardar, Bharati Mondal destros to sell with the confirmation of the confirming Party therein and the said Bharati Gupta, Reguare Projects LLP, Escort Merchandise Pvt. Ltd., Classic Niketan Pvt. Ltd., Gajmand Realbuid Pvt. Ltd. Nilachal Developers Pvt. Ltd., Yashna Gupta, Surabhi Infrastructure Pvt. Ltd., Gupta Properties & Finance Pvt. Ltd., Gupta Towers Pvt. Ltd., Padmini Enclave Pvt. Ltd., Karuna Realtors Pvt. Ltd., being destros to purchase all that various lands at present Bastu lands, hereditaments admeasuring an area of 26 (twenty six) decimals, being 10000 share, in R.S. Dag No. 111 corresponding to L.R. Dag No. 107, 6.43 (six point four three) decimals, being 5359 share, out of 12 (twelve) decimals, in R.S. Dag No. 112, corresponding to L.R. Dag No. 111, 9.5 (nine point five) decimals, in R.S. Dag No. 112, corresponding to No. 113, corresponding to L.R. Dag No. 112 and 28.51 (twenty eight point five one) decimals, being 3204 share, out of 89 (eighty nine) decimals, in R.S. Dag No. 127, corresponding to L.R. Dag Nos. 106, this totaling 70.44 (seventy point four four) decimals, which is equivalent to 42 (forty two) Cortas 11 (eleven) Chitacks and 3 (three) Sq. Ft., be the same a little bit more or less, together with 100 (one hundred) Sq. Ft., kuntcha structure thereon, lying and situate at and being and comprised in Mouza - Dhamaula, J.L. No. 75, under R. S. Khattan No. 17, 52, 39 and 190, corresponding to L.R. Khattan Nos. 140, 273, 10, 138, 145, 189, 202, 227, 239 and 1252, Re. Su. No. 236, Touzi Nos. 3 to 5, Pargana - Margura, Sonarpur Municipality and which is under the jurisdiction of Additional District Sub Registry Office at Sonarpur, District 24 Parganas (South).

AND WHEREAS by the Deed of Conveyance dated 27.10.2021, registered in the office of D.S.R.-IV, South 24-Parganas, recorded in Book No. I, Volume No. 1604-2021, Pages from 389975 to 390312, being no. 09088 for the year 2021, the said Amiya Sardar and others sold, transferred and conveyed the aforesaid properties unto and in favour of the said Bharati Gupta and others, free from all encumbrances whatsoever.

127	106	227	89 Decimals	134	1.19 Decimal
127	106	273	89 Decimals	400	3.56 Decimal
127	106	1252	89 Decimals	49	0.43 Decimal

**PRESENT ABSTRACT OF TITLE**

AND WHEREAS pursuant to aforesaid, the present Owners herein became the absolute joint owners of the said Property and got their names mutated in the records of B.L. & L.R.O. having jurisdiction vide L.R. Khatian Nos.1324, 1314, 1081, 1086, 1080, 1079, 1058, 1057, 1055, 1054, 1050, 1366, 1083, 1053, 1313, 1309, 1333, 1321 and 1328 and also in the records of Rajpur Sonarpur Municipality vide Assessment Number:1104302160612 as per the Mutation Certificate issued on 11.10.2022 issued by the Rajpur Sonarpur Municipality, and pursuant to such mutation the entire land being the said property was identified as single Holding No.841, Dwarir Road under Ward No.25 of the Rajpur Sonarpur Municipality.

AND WHEREAS thereafter the present Owners herein got the classification of the said premises having an area of 106 Cottahs, 13 Chittacks and 20 Square Feet more or less converted to BASTU under Section 4C of the West Bengal and Reforms Act,1955 vide Conversion Order issued by the Government of West Bengal, Office of the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas vide Memo No.41/Conv/2446/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2451/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2446/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2452/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2455/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2460/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2453/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2458/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2448/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2461/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/CN/2022/1615/2651/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2445/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2701/BLR-SNP/22 dated 10.08.2022, Memo No.41/Conv/2700/BLR-SNP/22 dated 10.08.2022, Memo No.21 (conr)/1099/SDL-BRP/22 dated 01.09.2022, Memo No.41/Conv/2449/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2450/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2454/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2447/BLR-SNP/22 dated 28.07.2022, Memo No.41/Conv/2457/BLR-SNP/22 dated 28.07.2022.

AND WHEREAS the present Owners cause caused a Deed of Boundary Declaration dated 31.08.2022 registered in Book No.I, Deed No.160410233 for the year,2022 at the Office of DSR-IV, South 24 Parganas for the purpose of getting a Plan sanctioned by the Rajpur Sonarpur Municipality and/or any other Competent Authority declaring the correct and present boundary of the said premises.

AND WHEREAS by a Development Agreement dated 17.12.2022 which has been registered at the office of the A.R.A.-IV, Kolkata and recorded in Book No.I, Volume No.1904 to 2022, Page from 1172044 to 1172103 vide being no. 20282 for the year 2022, the present owners with the intent of undertaking the development of the said Premises, granted the exclusive right of development in respect of the said Premises unto and in favour of the Promoter herein for the consideration and subject to the terms and conditions contained and recorded in the said Agreement and also granted a Development Power of Attorney dated 17.12.2022 which has been registered at the office of the A.R.A.-IV, Kolkata and recorded in Book No.I, Volume No.1904 to 2022, Page from 1176606 to 1176640, vide being no. 20293 for the year 2022 in connection with the development of the Project and Transfer of the constructed areas.



**SEARCH CONDUCTED:**

1. We have carried out registration office searching at the Registration offices at A.D.S.R. Sonarpur, D.S.R. Alipore and A.R.A. Kolkata from the year (1992 to 2015), connected with the said property being R.S Dag Nos.110, 127, 111, 112, 113, 114, 115, 124, 124/475, 123, 122, 109, to ascertain any adverse entry pertaining to the said property affecting the clear and marketable title of the present owners upon the said property.
2. We have carried out registration office searching at the Registration offices at A.D.S.R. Sonarpur, D.S.R. Alipore and A.R.A. Kolkata from the year (2016-2023), connected with the said property being L.R. Dag Nos.104, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 127, to ascertain any adverse entry pertaining to the said property affecting the clear and marketable title of the present owner upon the said property.
3. Online verification of Mutation Status at [www.banglarbhumigov.in](http://www.banglarbhumigov.in) to ascertain the present mutation and classification of land status in the record of Rights issued by the concerned B.L.&L.R.O. having jurisdiction.
4. Online Court Search in the name of the Present Owners for last 13 years from the year (2018 to 2023) (till 16.03.2023), to ascertain any pendency of any suit against the present owners.
5. Online search in the records of Registrar of Companies, West Bengal (ROC) in the name of the present owner companies and the Developer to ascertain any charge created upon the said property by any of the present owner company or the said Developer.

**REPORT AND FINDINGS:**

1. Pursuant to such registration office search, we have not found any other adverse transactions connected to the said property subject to any omission or error by the registration office in recording the same. However, we have found certain entries and/or transactions which are not part of the subject property and/or project.
2. Pursuant to such online verification of Mutation Status at [www.banglarbhumigov.in](http://www.banglarbhumigov.in) in the Record of Rights issued by the concerned B.L.&L.R.O. having jurisdiction, we have found that the name of the present owners are duly mutated to the extent of their ownership in the said property and the classification of the land is danga/bastu/bagan inspite the conversion order has been granted;
3. Pursuant to such court search, we have found no suit pending against the present owners in connection with the said Property.
4. Pursuant to online search in the records of Registrar of Companies, West Bengal (ROC) in the name of the present owner companies and the Developer, we have not found any charge created upon the said property by any of the present owner company or the said Developer.
5. Pursuant to examining the contents of the registered Development Agreement dated 17.12.2022, it is observed that the present Owner/s shall be entitled to **40%(Forty) per cent** of such gross receipts and the Developer shall be entitled to retain for itself the remaining **60%(Sixty) per cent** of such gross sale proceeds and the said Development Agreement further provides that the entire payment shall be received by the Developer and the Developer shall pay to the present Owners as per their agreed ratio of 40% of such gross sale proceeds.
6. Pursuant to examining the contents of the registered Development Agreement dated 17.12.2022, it is observed that the Developer has the right to obtain financing of the Project (**Project Finance**) from any Bank / Financial Institution / NBFC / Private Equity Fund (**Financier**) after the plan is sanctioned and obtaining of Approvals required for commencement of construction to the extent of Developer's allocation and the present Owners shall at the request of the Developer sign other documents, as may be required by the Developer for obtaining such Project Finance.





7. The Present Owners does not appear to hold any land in excess of the ceiling limit under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976.
8. There is no tracing of Lease hold interest in the Devolution of Title.
9. There is no tracing of Trust Property in the Devolution of Title.

**OPINION:**

Pursuant to examination of the photocopies of the available Title Deed/s and other related documents and search conducted at the registration offices, court and [www.banglarbhumi.gov.in](http://www.banglarbhumi.gov.in), Registrar of Companies, West Bengal, it appears that the title of the **PRESENT OWNERS** upon the said Property under development appears to be clear and marketable which has been verified for the last 30 years and it further appears that the said **PURSLANE TOWERS PRIVATE LIMITED** as a Developer has development rights to develop, construct and complete a new Project on the said property under the plan to be sanctioned with right to obtain financing of the Project (**Project Finance**) from any Bank / Financial Institution / NBFC / Private Equity Fund (**Financier**) after the plan is sanctioned and obtaining of Approvals required for commencement of construction to the extent of Developer's allocation .

**ENCLOSURES:**

The Original Receipts as detailed herein for the relevant search is enclosed herewith:

1. Registry office searches being Receipt No. 538543 - 538554
2. Registry office searches being Receipt No. 441860 - 441871
3. Registry office searches being Receipt No. 388147 - 388152
4. Registry office searches being Receipt No. 388147 - 388152
5. Court Search (title suit) in the name of the present owners
6. Online ROC search receipt (**till 16.03.2023**) in the name of the said.
7. Online Property search receipt dated 20.03.2023

**SCOPE OF LIMITATION:**

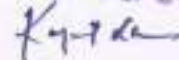
- *The Scope of our report is limited by the following general parameters.*
- *We have assumed that the copies of the documents provided to us (i) bear the genuine signatures, dates, stamps, seals and other markings (ii) have not been superseded by any other document not made available to us for whatever reason and (ii) are authentic and are the true extracts of the Original documents.*



- *We shall not be responsible or in any way held liable, in the event of any loss or damage suffered by any person on account of any statement in this report which has been prepared with utmost care and relying upon the representations made by the owner or otherwise.*
- *The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the client or any other person should (or should not) consummate any transaction.*
- *This Report has been prepared pursuant to a title due diligence exercise carried out till the date of this Report. The scope of our assignment does not extend to updating this Report for events and circumstances occurring after the dates on which the title due diligence exercise was carried out.*

Disclaimer: This report is provided solely for the benefit of our client **PURSLANE TOWERS PRIVATE LIMITED**, on the basis of the examining the title deeds, brief searching and this preliminary report may not be used or relied upon by any other person and this report may not be relied upon by any person other than the client and may not be used for any purpose other than the consideration by the client of the proposed transaction and we reserve the right to amend this report in the light of any new information received but do not undertake any obligation to do so.

S. K. LATH & CO.



Partner/Authorised Signatory  
Thanking You,

*Prochu* *Ranish Gupta*

**No. REGN BB 388147**

**Receipt for Fees Deposited for Search or Inspection**

- 1. Serial Number of application..... *8147*
- 2. Date of application ..... *14.3.23*
- 3. Search for the year (s) ..... *2022-2023*
- 4. Name of office to which the record to be searched or inspected relates .....  
*S.R. Alipore of S.R. Court*
- 5. Name of person or property to be searched *H. Dharmaitala*
- 6. Nature of document *L.R. Reg-104-106*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....
- 8. From whom received ..... *A. Chakraborty*
- 9. Fees paid under Article —
  - (1) (i) *6/-*
  - (2) (ii)
  - (2)



No. REGN BB 388148

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 8148

Date of application ..... 14.3.23

Search for the year (s) ..... 2022-2023

Name of office to which the record to be searched or inspected relates .....

DR. Ali Pasha F.R. Souf...

Name of person or property to be searched ... M - Dharmajala

Nature of document ... DR. Dug - 107 - 111,

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....

From whom received ..... D. Chakraborty

Fees paid under Article —

- (1) (i) ✓
- (2) (ii)
- (2)



Registrar of

No. REGN BB 388149

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 8149

Date of application ..... 14.3.23

Search for the year (s) ..... 2022 - 2023

1. Name of office to which the record to be searched or inspected relates .....  
 SR Sonarpur of M. Alipore

5. Name of person or property to be searched ..... M - Dharmaitale

6. Nature of document ..... D - 112 - 113

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....

From whom received ..... D. Chakrabarty

Fees paid under Article — 6/-

1) (i)

2) (ii)

2)

Registrar of .....



No. REGN BB 388150

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 8150

Date of application ..... 14.3.23

Search for the year (s) ..... 2022 - 2023

Name of office to which the record to be searched or inspected relates .....

DR. M. Police for. Sonarpur

Name of person or property to be searched ..... M. Dhakurajda

Nature of document ..... LR Dag - 117 - 118

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....

3. From whom received ..... D. Chakrabarty

3. Fees paid under Article —

(1) (i)

(2) (ii)

(2)

of



Registrar of

Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-1)]

No. REGN BB 388151

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 8151  
Date of application..... 14.3.23  
Search for the year (s)..... 2022-2023  
Name of office to which the record to be searched or inspected relates.....  
Name of person or property to be searched..... DR. Ali Pasha of DR. Sonarpore  
Nature of document..... LR - 119 - 120  
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....  
From whom received..... D. Chakrabarti  
Fees paid under Article -  
(1) (i).....  
(2) (ii).....  
(2).....

Registrar of .....

No. REGN BB 388152

Receipt for Fees Deposited for Search or Inspection

Number of application..... 8152

application ..... 14.3.23

for the year (s) ..... 2022 - 2023

Name of office to which the record to be searched or inspected relates .....

Name of person or property to be searched ..... Mr. Ali Pasha P. S. Saikhan

Nature of document ..... M. Dhankatale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....

From whom received ..... D. Chakrabarti

Fees paid under Article  
(1) (i) .....  
(2) (ii) ..... 6  
2) ..... 1



Registrar of .....



No. REGN O 314247

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application.....

12847

Date.....

14/3/23

Received from.....

222-23

On account of copy of Deed No.....

P.K.W

Registered in Book No.....

2

Volume No.....

Page.....

single

For the year-

Of the.....

office.....

Copying fee under Article.....

M - Dhamaitala, L.R. Dag-104, 106

G (a).....

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper.....

sheets.....

D Chakrabarty

Registrar of.....

Handwritten marks and signature

West Bengal Form No. 1557

[New Rule Form No. 20 (Appendix-I)]

No. REGN O 314248

Receipt for Fees for Copy under Application for Inspection


No.

Dated

Serial Number of application..... 13848  
Date..... 14/3/23  
Received from..... 10/2022-23  
On account of copy of Deed No..... RPKM  
Registered in Book No..... (A)  
Volume No..... Page.....  
For the year-..... sale  
of the..... office.....  
Copying fee under Article..... Mr. Dharmaitala, L.R. Daga - 107, 11/  
7 (a).....  
(b).....  
g for preparing map or plan.....  
per (value).....  
aper..... sheets.....

D. Chakrabarty  
Registrar of

6/



No. REGN O 314249

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 19869

Date..... 14/8/23

Received from..... 1022-23

On account of copy of Deed No..... P.P.Kul

Registered in Book No..... M

Volume No..... Page..... 506

For the year-

Of the..... office.....

Copying fee under Article M - Dhamaitala, LR Daga 112, 113

G (a).....

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets.....

D. Chakrabarty  
Registrar of.....

6/

West Bengal Form No. 1557

[New Rule Form No. 20 (Appendix-I)]

No. REGN O 314250

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 19850  
Date..... 14/3/23  
Received from..... 2023-23  
On account of copy of Deed No..... PPKM  
Registered in Book No..... 10  
Volume No..... Page..... sale  
For the year-  
Of the..... office.....  
Copying fee under Article. M Dhamaitala, 12 Dag - 118  
G (a).....  
G (b).....  
Copying for preparing map or plan.....  
Stamp paper (value).....  
Cartridge paper..... sheets.....

D. Chakrabarty  
Registrar of

6/

West Bengal Form No. 1557

[New Rule Form No. 20 (Appendix)-I]

No. REGN O 314251

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 12851  
Date..... 14/8/23  
Received from..... 2022-23  
On account of copy of Deed No..... P.P.Kal  
Registered in Book No..... ①  
Volume No..... Page..... Sale  
For the year-  
Of the..... office.....  
Copying fee under Article..... M. Dharmaitala, IR Jag 119, 120  
G (a).....  
G (b).....  
Copying for preparing map or plan.....  
Stamp paper (value).....  
Cartridge paper..... sheets.....  
D. Chakrabarty  
Registrar of

Gf

No. REGN O 314252

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 19852  
 Date..... 14/3/23  
 Received from..... 2022-23  
 On account of copy of Deed No..... PAKM  
 Registered in Book No..... 10  
 Volume No..... Page.....  
 For the year-..... sale  
 Of the..... office.....  
 Copying fee under Article M- Dhamaitale, LP Dag-127, 114  
 G (a).....  
 G (b).....  
 Copying for preparing map or plan.....  
 Stamp paper (value).....  
 Cartridge paper..... sheets.....

D. Chakrabarty  
Registrar of

## **A/c Name : Ratish Gupta,**

**Mouza- Dhamaitala, Dag No, LR- 104, 106, 107, 111, 112, 113, 114,  
117, 118, 119, 120, 127 PS- Sonarpur**

<b>Year</b>	<b>SR Sonarpur</b>	<b>DSR Alipore</b>	<b>ARA Kolkata</b>
2022	Entry	Entry	NIL
2023	NIL	NIL	NIL







112	0.790 Dec.	Declaration	10233	2022	DSR-IV
112	220 SFT	Sale	495	2022	SR Sonarpur
106	2.380 Dec. + Ors.	Declaration	10233	2022	DSR-IV
106	223 Sft.	GIFT	483	2022	SR Sonarpur
106	216 Sft.	GIFT	483	2022	SR Sonarpur
106	14Ch 38Sft	GIFT	491	2022	SR Sonarpur
106	813.5Sft	GIFT	492	2022	SR Sonarpur
106	3Ka 13 Ch	Sale	497	2022	SR Sonarpur
106	2Ka 9Ch 17Sft.	Sale	497	2022	SR Sonarpur
106	4.40 Dec.	Sale	498	2022	SR Sonarpur
106	2.80 Dec.	GIFT	498	2022	SR Sonarpur
113	3.0410Dec. + Ors.	Declaration	10233	2022	DSR-IV
114	2.3750Dec. + Ors.	Declaration	10233	2022	DSR-IV
120	0.43750Dec. + Ors	Declaration	10233	2022	DSR-IV
119	0.68750Dec. + Ors.	Declaration	10233	2022	DSR-IV
117	1.31250Dec. + Ors.	Declaration	10233	2022	DSR-IV
118	0.68750Dec. + Ors.	Declaration	10233	2022	DSR-IV
127	7.2500Dec. + Ors.	Declaration	10233	2022	DSR-IV
104	1.00Dec. + Ors.	Declaration	10233	2022	DSR-IV

*Search*

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

**No. REGN BB 538543**

**Receipt for Fees Deposited for Search or Inspection**

- 1. Serial Number of application..... 33943
  - 2. Date of application ..... 21/11/22
  - 3. Search for the year (s) ..... 1982 - 2015
  - 4. Name of office to which the record to be searched or inspected relates .....  
DA Office put. Sd. Sonarpur
  - 5. Name of person or property to be searched ..... m - Gramai Tala
  - 6. Nature of document ..... ds - 209 111, 112,
  - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... sale
  - 8. From whom received ..... D Chatterjee
  - 9. Fees paid under Article — 501
- F (1) (i)  
F (2) (ii)  
F (2)



Registrar of .....

No. REGN BB 538544

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33944
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) .....
- 4. Name of office to which the record to be searched or inspected relates .....  
1982-2015  
CDR + SA Sonarpur
- 5. Name of person or property to be searched .....  
n - Gramai Talca
- 6. Nature of document .....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....  
19-203 - 113, 127  
Sale
- 8. From whom received .....  
D. Chakravarty
- 9. Fees paid under Article — 50/-

F (1) (i)  
 F (2) (ii)  
 F (2)



..... Registrar of

No. REGN BB 538545

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33945
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 1982-2015
- 4. Name of office to which the record to be searched or inspected relates .....  
C.R. Office & S. Office
- 5. Name of person or property to be searched .....  
in Shamai Tala
- 6. Nature of document .....  
18 nos - 114, 115
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....  
Sale
- 8. From whom received .....  
D. Chatterjee
- 9. Fees paid under Article - 50/-
- F (1) (i)
- F (2) (ii)
- F (2)

Registrar of



No. REGN BB 538546

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33946
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 1982-2015
- 4. Name of office to which the record to be searched or inspected relates ..... CD-ESH Sonarpur
- 5. Name of person or property to be searched ..... m - Dhamaitala
- 6. Nature of document ..... 15-22 122, 123
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... sale
- 8. From whom received ..... D. Chakraborty
- 9. Fees paid under Article — 501
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of

No. REGN BB 538547

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33942
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 1982 - 2015
- 4. Name of office to which the record to be searched or inspected relates ..... *CDR Office Sr Sonarpur*
- 5. Name of person or property to be searched ..... *m - Jho mai tala*
- 6. Nature of document .....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... *124, 124*  
*Sale 975*
- 8. From whom received ..... *C. Chakrabarty*
- 9. Fees paid under Article — 50/-
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of .....

No. REGN BB 538548

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33948
- 2. Date of application ..... 21/11/20
- 3. Search for the year (s) ..... 1992 - 2022
- 4. Name of office to which the record to be searched or inspected relates ..... @FR + Sonarpur
- 5. Name of person or property to be searched M - Adamaidala
- 6. Nature of document ..... M - P Dng - 109/110
- 7. Particulars of record to be inspected (year, number, book volume and page in the case of registered document) ..... N  
SAR
- 8. From whom received ..... D. Chakrabarty
- 9. Fees paid under Article —  
 F (1) (i) 50/-  
 F (2) (ii)  
 F (2)



Registrar of



No. REGN BB 538549

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33949
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 2016-2022
- 4. Name of office to which the record to be searched or inspected relates ..... DFR + Sonarpur
- 5. Name of person or property to be searched M - a Jamar Talu
- 6. Nature of document ..... LR Dec - 102, 111
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 17  
Sall
- 8. From whom received ..... D. Chatterjee
- 9. Fees paid under Article —  
F (1) (i) 100/-  
F (2) (ii)  
F (2)



..... Registrar of

No. REGN BB 538550

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application ..... 33950
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 2016 - 2022
- 4. Name of office to which the record to be searched or inspected relates .....  
DPR + Sonarpur
- 5. Name of person or property to be searched ..... M - Tamara Jala
- 6. Nature of document ..... LR Dag - 112, 106
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....  
n  
sale
- 8. From whom received ..... D. Chatterjee
- 9. Fees paid under Article —  
F (1) (i) ..... 1677  
F (2) (ii)  
F (2)



..... Registrar of .....

No. REGN BB 538551

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33957
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 2016 - 2022
- 4. Name of office to which the record to be searched or inspected relates ..... of R, Sonarpur
- 5. Name of person or property to be searched M - Shamariata
- 6. Nature of document ..... LR Day - 113, 114
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 0
- 8. From whom received ..... Call  
D. Chatterjee
- 9. Fees paid under Article —  
 F (1) (i) 100/-  
 F (2) (ii)  
 F (2)

Registrar of



No. REGN BB 538552

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33952
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 2016 - 2022
- 4. Name of office to which the record to be searched or inspected relates ..... DFR + Sonarpur
- 5. Name of person or property to be searched ..... M - Thonailata
- 6. Nature of document ..... LR No. - 120, 119
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 8  
Sale
- 8. From whom received ..... D. Chakrabarti
- 9. Fees paid under Article —
- F (1) (i) 10/-
- F (2) (ii)
- F (2)



No. REGN BB 538553

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33953
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 2016 - 2022
- 4. Name of office to which the record to be searched or inspected relates ..... DFR + Sonarpur
- 5. Name of person or property to be searched M - Dhamai Late
- 6. Nature of document ..... LR Das - 112, 118
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 11
- 8. From whom received ..... call
- 9. Fees paid under Article —
- F (1) (i) 70/-
- F (2) (ii)
- F (2)



Registrar of

No. REGN BB 538554

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 33954
- 2. Date of application ..... 21/11/22
- 3. Search for the year (s) ..... 2016 - 2022
- 4. Name of office to which the record to be searched or inspected relates ..... D/R + Sonarpur
- 5. Name of person or property to be searched M. - a Komai Lata
- 6. Nature of document ..... LR Dag 727, 104
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 2
- 8. From whom received ..... Sale  
D. Chatterjee
- 9. Fees paid under Article — 16/-
  - F (1) (i)
  - F (2) (ii)
  - F (2)



..... Registrar of

No. REGN BB 441860

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 8736
- 2. Date of application ..... 12/11/12
- 3. Search for the year (s) ..... 1915
- 4. Name of office to which the record to be searched or inspected relates ..... PH
- 5. Name of person or property to be searched ..... H
- 6. Nature of document ..... m
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m Dhamadholer
- 8. From whom received ..... R.S.D. 111, 112 D. Chakrabarty
- 9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)

25/-

..... Registrar of .....

No. REGN BB 441861

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87367
- 2. Date of application ..... 18/11/22
- 3. Search for the year (s) ..... 2022-23
- 4. Name of office to which the record to be searched or inspected relates ..... RA
- 5. Name of person or property to be searched ..... FV
- 6. Nature of document ..... RA
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) in Dhamidatala  
R/n 113, 123
- 8. From whom received ..... D. Chatterjee
- 9. Fees paid under Article —  
F (1) (i) 25/-  
F (2) (ii)  
F (2)

..... Registrar of .....



No. REGN BB 441862

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87362
- 2. Date of application ..... 12/11/12
- 3. Search for the year (s) ..... 1992 - 15
- 4. Name of office to which the record to be searched or inspected relates ..... PH
- 5. Name of person or property to be searched ..... H
- 6. Nature of document ..... S
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... Dhamuttal  
R.S.N. - 114, 115
- 8. From whom received ..... D. Chatterjee
- 9. Fees paid under Article —  
F (1) (i) 25 ✓  
F (2) (ii)  
F (2)

..... Registrar of .....

No. REGN BB 441863

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87363
- 2. Date of application ..... 18/11/2
- 3. Search for the year (s) ..... 1992-15
- 4. Name of office to which the record to be searched or inspected relates ..... P.S.
- 5. Name of person or property to be searched ..... M
- 6. Nature of document ..... M
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) or Dhamadhar
- 8. From whom received ..... P.S. - 122, 123
- 9. Fees paid under Article — D. Chakrabarti
- F (1) (i) 25 +
- F (2) (ii)
- F (2)

..... Registrar of .....

No. REGN BB 441864

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87314
- 2. Date of application ..... 18/11/72
- 3. Search for the year (s) ..... 1952-15
- 4. Name of office to which the record to be searched or inspected relates ..... RM
- 5. Name of person or property to be searched ..... H
- 6. Nature of document ..... m
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... m Dharmadatta  
R.S.N. - 124, 124/425
- 8. From whom received ..... D. Chatterjee
- 9. Fees paid under Article —  
F (1) (i) 25/-  
F (2) (ii)  
F (2)

..... Registrar of .....

No. REGN BB 441865

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87365
- 2. Date of application ..... 18/11/12
- 3. Search for the year (s) ..... 1992-15
- 4. Name of office to which the record to be searched or inspected relates ..... Rm
- 5. Name of person or property to be searched ..... H
- 6. Nature of document ..... b
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... a Dharmabala  
Rm 109, 110
- 8. From whom received ..... D. Chakrabarty
- 9. Fees paid under Article —  
 F (1) (i) 25/-  
 F (2) (ii)  
 F (2)

..... Registrar of ..... 

**MOUZA - DHAMAITALA, R.S. DAG NO. - 109, 110, 111, 112, 113, 114, 115,  
122, 123, 124, 124/475, 127,  
P.S. - SONARPUR.**

DAG	AREA	NATURE	DEED NO.	YEAR	OFFICE
112	1.14Dec.	Gift	7409	2011	S.R. - Sonarpur
112	10.86Dec.	Partition	9132	2011	S.R. - Sonarpur
113	1Dec.	Gift	7409	2011	S.R. - Sonarpur
113	10Dec.	Partition	9132	2011	S.R. - Sonarpur
114	1.3Dec.	Gift	7409	2011	S.R. - Sonarpur
114	10.4Dec.	Partition	9132	2011	S.R. - Sonarpur
114	1.3Dec.	Gift	13657	2012	S.R. - Sonarpur
114	5.2Dec.	Partition	13702	2012	S.R. - Sonarpur
114	1.3Dec.	Gift	9876	2013	S.R. - Sonarpur
114	1.39Dec.	Sale	8332	2014	S.R. - Sonarpur
115	1Dec.	Gift	7409	2011	S.R. - Sonarpur
115	9Dec.	Partition	9132	2011	S.R. - Sonarpur
115	1.25Dec.	Gift	13657	2012	S.R. - Sonarpur
115	4.5Dec.	Partition	13702	2012	S.R. - Sonarpur
115	0.5Dec.	Gift	9876	2013	S.R. - Sonarpur
115	1.07Dec.	Sale	8332	2014	S.R. - Sonarpur
122	1.944Dec.	Sale	12534	2012	S.R. - Sonarpur
124	5.834Dec.	Sale	12534	2012	S.R. - Sonarpur
124/475	0.45833Dec.	Sale	3551	2013	S.R. - Sonarpur
127	1.76dec.	Sale	8332	2014	S.R. - Sonarpur
127	4.3Dec.	Gift	7409	2011	S.R. - Sonarpur
127	76.26Dec.	Partition	9132	2011	S.R. - Sonarpur
127	1.6Dec.	Gift	13657	2012	S.R. - Sonarpur
127	23.86Dec.	Partition	13702	2012	S.R. - Sonarpur
127	10Ch 36Sft.	Gift	315	2013	S.R. - Sonarpur
127	10Ch 36Sft.	Gift	316	2013	S.R. - Sonarpur
127	4Ka 28Sft.	Gift	317	2013	S.R. - Sonarpur
127	4Ka 28Sft.	Gift	318	2013	S.R. - Sonarpur

No. REGN BB 441866

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87316
- 2. Date of application ..... 18/11/22
- 3. Search for the year (s) ..... 2016-22
- 4. Name of office to which the record to be searched or inspected relates ..... PM
- 5. Name of person or property to be searched ..... 31
- 6. Nature of document ..... 100
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... n Dhamaktuler  
LR 2 207, 111
- 8. From whom received ..... P. Chakraborty
- 9. Fees paid under Article —
  - F (1) (i) 87
  - F (2) (ii)
  - F (2)

..... Registrar of .....

No. REGN BB 441867

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87367
- 2. Date of application ..... 18/11/02
- 3. Search for the year (s) ..... 2016-72
- 4. Name of office to which the record to be searched or inspected relates ..... P.H.
- 5. Name of person or property to be searched .....
- 6. Nature of document .....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... n. Dharmattala  
122-112, 106
- 8. From whom received ..... D. Chakrabarti
- 9. Fees paid under Article —  
F (1) (i) 87  
F (2) (ii)  
F (2)

..... Registrar of .....

No. REGN BB 441868

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 87368
- 2. Date of application ..... 12/11/22
- 3. Search for the year (s) ..... 2016-22
- 4. Name of office to which the record to be searched or inspected relates ..... Pan
- 5. Name of person or property to be searched ..... T
- 6. Nature of document ..... L
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... n Dharmakata  
LR No - 113, 114
- 8. From whom received ..... D. Chakrabarti
- 9. Fees paid under Article —  
F (1) (i) 87  
F (2) (ii)  
F (2)

..... Registrar of .....



Registrar of  
8

F (2)  
F (2) (ii)  
F (1) (i)

9. Fees paid under Article —

8. From whom received  
D. Chatterjee

180-120, 119

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)  
Dhamalata

6. Nature of document  
5

5. Name of person or property to be searched  
H

4. Name of office to which the record to be searched or inspected relates  
P.W.

3. Search for the year (s)  
2019-20

2. Date of application  
11/11/19

1. Serial Number of application  
87324

Receipt for Fees Deposited for Search or Inspection

No. REGN BB 441869

Registrar of .....  
\$

F (2)

F (2) (ii)

F (1) (i)

9. Fees paid under Article —

8 +

8. From whom received

D. Chatterjee

LR-117, 118

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

in Dharmasthali

6. Nature of document

✓

5. Name of person or property to be searched

31

4. Name of office to which the record to be searched or inspected relates

PM

3. Search for the year (s)

2016-17

2. Date of application

28/11/12

1. Serial Number of application

83370

Receipt for Fees Deposited for Search or Inspection

No. REGN BB 441870

Handwritten signature

Registrar of .....

F (2)

F (2) (ii)

F (1) (i)

9. Fees paid under Article —

8. From whom received .....

Handwritten: D Chatterjee

Handwritten: 10/12/14

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....

Handwritten: 10/12/14

6. Nature of document .....

Handwritten: 5

5. Name of person or property to be searched .....

Handwritten: 5

4. Name of office to which the record to be searched or inspected relates .....

Handwritten: pa

3. Search for the year (s) .....

Handwritten: 2016-17

2. Date of application .....

Handwritten: 18/11/14

1. Serial Number of application .....

Handwritten: 43731

Receipt for Fees Deposited for Search or Inspection

No. REGN BB 441871

**MOUZA - DHAMAITALA, L.R. DAG NO. - 104, 107, 111, 112, 106, 113, 114,  
119, 120, 117, 118, 127, P.S. - SONARPUR.**

<b>DAG</b>	<b>AREA</b>	<b>NATURE</b>	<b>DEED NO.</b>	<b>YEAR</b>	<b>OFFICE</b>
107	13Dec.	Sale	9088	2021	D.S.R. - IV
107	13Dec.	Sale	9088	2021	D.S.R. - IV
107	2.17Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.17Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.17Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.17Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.17Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.17Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.17Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.16Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.16Dec.	Declaration	10233	2022	D.S.R. - IV
107	2.16Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.170Dec.	Power	9100	2021	D.S.R. - IV
111	0.20Dec.	Sale	9088	2021	D.S.R. - IV
111	0.40Dec.	Sale	9088	2021	D.S.R. - IV
111	4.830Dec.	Sale	9088	2021	D.S.R. - IV
111	0.40Dec.	Sale	9088	2021	D.S.R. - IV
111	0.20Dec.	Sale	9088	2021	D.S.R. - IV
111	0.40Dec.	Sale	9088	2021	D.S.R. - IV
111	0.180Dec.	Power	9100	2021	D.S.R. - IV
111	0.540Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.540Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.540Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.540Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.540Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.540Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.540Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.530Dec.	Declaration	10233	2022	D.S.R. - IV
111	0.530Dec.	Declaration	10233	2022	D.S.R. - IV