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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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The document is admitted for registration the signature and endorse at sheet attached with the document are to be treated as parts of the document.

A.D.S.R. Bhangore
S/24 Parganas

20 JAN 2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 19th day of January, 2022 (Two Thousand Twenty Two) of the Christian Era.

71250.00
 71900.00
 7150.00

19-01-22
 19-01-22
 19-01-22

1. SOFIA KHATUN, PAN – **AUBPK0027C**, AADHAR NO. 6939 5964 2662, Mobile No. 9153344616, D/O. SK. SIRAJUL HAQUE, Residing at Shantiniketan Apartment, Bibekananda College Road, P.O. – Sripally, P.S. – Bardhaman, District – PurbaBardhaman, PIN – 713 103, Indian Citizen, by faith – Muslim, by Occupation – Service,

2. NASIMA KHATUN, PAN – **AFPPK2218E**, AADHAR NO. 2289 0204 6430, Mobile No. 6295203922, W/O. SK. ANWAR ALI, D/O. MD. OSMAN GHANI DEWAN, Residing at Village – Bahargram, Ward No. 9, P.O. – Panskura(R.S.), P.S. – Panskura, District – Purba Midnapore, PIN – 721 152, Indian Citizen, by faith – Muslim, by Occupation – Service,

3. ENSAF UDDIN AHMED, PAN – **AELPA8655C**, AADHAR NO. 6964 0812 1093, Mobile No. 9800607660, S/O. LATE AMBAZUDDIN AHMED, Residing at Babupara, ward No. – 2, P.O. & P.S. – Dinhata, District – Coochbehar, PIN – 736 135, Indian Citizen, by faith – Muslim, by Occupation – Retired Person,

4. SURAJ SAHANA , PAN – **BQFPS1733Q**, AADHAR NO. 3251 9701 9994, Mobile No. 9732096845, S/O. SANAT SAHANA, Residing at Village – Parbirhata, P.O. – Sripally, P.S. – Bardhaman, District – PurbaBardhaman, PIN – 713 103, Present Address – 196/A, Maharshi Debendra Road, P.O. – Bidan Street, P.S. – Jorabagan, Kolkata – 700 006, Indian Citizen, by faith – Hindu, by Occupation – Business,

5. GITALI MAJUMDER , PAN – **DMVPM3720B**, AADHAR NO. 5468 4086 3163, Mobile No. 7076800055, D/O. ASHOK KUMAR SINHA, Residing at Village & P.O.– Barshul, P.S. – Bardhaman, District – PurbaBardhaman, PIN – 713 124, Indian Citizen, by faith – Hindu, by Occupation – House Wife,

6. TANISHA RAHMAN, PAN - **CGIPR4585H**, AADHAR NO. 7107 5400 9870, Mobile No. 9830084061, D/O. MOTIUR RAHMAN, Residing at Flat - 201, DC- 146, PurbaPrantik Co. Op. Housing Society Ltd. Street No. - 314, Action Area - 1, Water Tank - 7, P.O. & P.S. - New Town, District - North 24 Parganas, PIN - 700 156, Indian Citizen, by faith - Muslim, by Occupation - Student,

7. MOHAMMAD MISBAHUL HAQUE, PAN - **AIWPH3305B**, AADHAR NO. 9775 8065 7816, Mobile No. 9734572235, S/O. MOHAMMAD REZAUL HAQUE, Residing at Village - Imannagar, P.O.- Mangaldihi, P.S. - Panrui, District - Birbhum, PIN - 731 121, Indian Citizen, by faith - Muslim, by Occupation - Service,

8. SHABNAM PARVEEN, PAN - **DKSPP5901C**, AADHAR NO. 6751 2870 5821, Mobile No. 9734572235, W/O. MD MISBAHUL HAQUE, Residing at Village - GholaNoapara, P.O. - Usthi, P.S. - Usthi, District - South 24 Parganas, PIN - 743 375, Present Address - Village - Imannagar, P.O.- Mangaldihi, P.S. - Panrui, District - Birbhum, PIN - 731 121 ,Indian Citizen, by faith - Muslim, by Occupation - House Wife,

9. SAHID HOSSAIN, PAN - **AIQPH6369F**, AADHAR NO. 8789 4400 6457, Mobile No. 9681213901, S/O. ALHAQUE SK, Residing at Village & P.O. - Nadanghat, P.S. - Purbasthali, District - PurbaBardhaman, PIN - 713 515, Indian Citizen, by faith - Muslim, by Occupation - Service,

10. RUMMANA MUFTI, PAN - **CGAPM4091B**, AADHAR NO. 6876 8983 2189, Mobile No. 8106064127, W/O. SK SAHABUDDIN, Residing at Village & P.O. - Bazarpara, P.S. - Uluberia, District - Howrah, PIN - 711 316, , Indian Citizen, by faith - Muslim, by Occupation - House Wife,

11. SAMIMA KHATUN, PAN - **KXMPK1993P**, AADHAR NO. 4629 4839 0704, Mobile No. 7384291921, W/O. MOSHIUR RAHAMAN, Residing at

Village - Bhurkunda, P.O. - Dhanpatganj, P.S. - Sagardighi, District - Murshidabad, PIN - 742 226, Indian Citizen, by faith - Muslim, by Occupation - House Wife,

12. SAMIMA SULTANA, PAN - **FESPS8403G**, AADHAR NO. 8482 1512 7927, Mobile No. 8653890200, D/O. ABBASUDDIN MOLLA Alias MOHAMMAD ABBASUDDIN SEKH, Residing at Village & P.O. - Barua, P.S. - Beldanga, District - Murshidabad, PIN - 742 189, Indian Citizen, by faith - Muslim, by Occupation - House Wife,

13. SK JASIMUDDIN, PAN - **AOYPJ8214M**, AADHAR NO. 3128 4477 9997, Mobile No. 7431023350, S/O. SEKH NASIR ALI, Residing at Village - Bijoypur, P.O. - Kubajpur, P.S. - Bhatar, District - PurbaBardhaman, PIN - 713 102, Indian Citizen, by faith - Muslim, by Occupation - Service,

14. AJIPA KHATUN, PAN - **BATPK6302H**, AADHAR NO. 5416 5351 0252, Mobile No. 8768763204, D/O. SK. JAMARUL, Residing at Village & P.O. - Chandur, P.S. - Arambag, District - Hooghly, PIN - 712 602, Indian Citizen, by faith - Muslim, by Occupation - Service,

15. SK LUTFAR RAHAMAN, PAN - **ACZPL9693D**, AADHAR NO. 4497 5497 6318, Mobile No. 8017323607, S/O. SK ABDUL HAI, Residing at Village - Jagulipara, P.O. - Paraj, P.S. - Galsi, District - purbaBardhaman, PIN - 713 403, Indian Citizen, by faith - Muslim, by Occupation - Service,

16. NAIM UDDIN, PAN - **ABFPN9609Q**, AADHAR NO. 5927 1949 6360, Mobile No. 9831165938, S/O. MD ABDULLAH, Residing at - Progati Apartment, 23/8, Vivekananda Road, P.O. - Talpukur, Barrackpore, P.S. - Titagarh, District - North 24 parganas, Kolkata - 700 123, Indian Citizen, by faith - Muslim, by Occupation - Service,

17. SK REZAUL KARIM, PAN – **BNNPK0127R**, AADHAR NO. 8417 6003 9621, Mobile No. 9002323640, S/O. SK MAINUDDIN, Residing at Village – KulsunaDighirpar, Purba Uttar Para, P.O. – Bhalugram, P.S. – Mangalkote, District – PurbaBardhaman, PIN – 713 143, Indian Citizen, by faith – Muslim, by Occupation – Service,

18. SUMAIYA KHATUN, PAN – **GLNPK6906D**, AADHAR NO. 7496 2480 7411, Mobile No. 9002356348, W/O. WASIF IKBAL BIN AZAM, Residing at Village & P.O. – Tentulia, P.S. – Murshidabad, District – Murshidabad, PIN – 742 302, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

19. MOHD NOMAN MOLLICK, PAN – **BVPPM2059A**, AADHAR NO. 5691 5562 0781, Mobile No. 7318889925, S/O. MOHD ABDUR RAZZAQUE MOLLICK, Residing at Village – Jamira, P.O. – Amarakuchi, P.S. – Keshpur, District – Paschim Midnapore, PIN – 721 150, Indian Citizen, by faith – Muslim, by Occupation – Service,

20. SHAGUFTA AREFIN, PAN – **ECNPA4524E**, AADHAR NO. 4704 6519 6360, Mobile No. 9433169589, D/O. SAMSUL AREFIN, Residing at Lovely Building, Mirchak, City – English Bazar, P.O. – Maldah, P.S. – English Bazar, District – maldah, PIN – 732 101, Indian Citizen, by Occupation – Student,

21. ABU HASNAT, PAN – **AKCPH5326C**, AADHAR NO. 8467 6184 4282, Mobile No. 8668443543, S/O. ABDUL LATIF, Residing at Village – Muthaberia, P.O. – BKTPP, P.S. – sadaipur, District – Birbhum, PIN – 731 104, Indian Citizen, by faith – Muslim, by Occupation – Service,

22. HASNAHANA, PAN – **ANEPH8041D**, AADHAR NO. 8445 2829 0818, Mobile No. 9735298944, W/O. RAFIKUL ALAM, Residing at Village & P.O.

- Kanutia, P.S. – Mayureswar, District – Birbhum, PIN – 731 213, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

23. SAKILA KHATUN, PAN – **AXJPB3389F**, AADHAR NO. 5364 1686 3231, Mobile No. 9563333136, W/O. ABDUL ALIM, Residing at Village – KuliChowrasta, P.O.- Kuli Kandi, P.S. – Barawan, District – Murshidabad, PIN – 742 168, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

24. ABDUL ALIM, PAN – **ACQPA8427P**, AADHAR NO. 5430 3661 6303, Mobile No. 9563333136, S/O. ABDUL MAJID, Residing at Village – KuliChowrasta, P.O.- Kuli Kandi, P.S. – Barawan, District – Murshidabad, PIN – 742 168, Indian Citizen, by faith – Muslim, by Occupation – Retired Person,

25. ALAKANANDA DE, PAN – **ALOPD9112D**, AADHAR NO. 7365 0976 5569, Mobile No. 8335990096, D/O. ASIT ANANDA DE, Residing at Village – Kalyan Nagar, P.O. – Kalyan Nagar via Pansila, P.S. – Khardaha, District – North 24 Parganas, PIN – 700 112, Indian Citizen, by faith – Hindu, by Occupation – Service,

26. HASIM ABDUL HALIM, PAN – **ADAPH9221K**, AADHAR NO. 2720 8280 3379, Mobile No. 9051099888, S/O. ABDUL ALIM, Residing at 2 No. Street, Bimannagar, Kaikhali, P.O. – Airport, P.S. – Airport, District – North 24 parganas, PIN – 700 052, Indian Citizen, by faith – Muslim, by Occupation – Service,

27. FIROZA BEGAM, PAN – **DQQPB7525A**, AADHAR NO. 2921 8542 4941, Mobile No. 6289794601, W/O. SEIKH FAZLUL KARIM, Residing at IC- 781, Sector – 3, Salt lake, P.O. – IB Market, P.S. – Bidhannagar, District – North 24 Parganas, PIN – 700 106, Present Address- Village – KulsunaDighirpar, P.O. – Bhalugram, P.S. – Mangalkote, District –

PurbaBardhaman, PIN - 713 143, , Indian Citizen, by faith - Muslim, by Occupation - House Wife,

28. UMAR SULTAN, PAN - **HCPPS9392B**, AADHAR NO. 2660 4581 1159, Mobile No. 7006943501, D/O. MOHD SULTAN BALA, Residing at Village & P.O.- Baramula, P.S. - Baramula, District - Baramula, State - jammu & Kashmir, PIN - 193 101, Present Address- Salt Lake, Sector - 3, G.D. Block - 112, Kolkata - 700 106, Bidhannagar, Indian Citizen, by faith - Muslim, by Occupation - Service,

29. SAKILA BEGAM, PAN - **BESPB3301Q**, AADHAR NO. 8447 8071 7354, Mobile No. 8240556310, W/O. ASIK IQUEBAL, Residing at Mohini Villa, Block - 12, Flat - 3B, Kaikhali Mandal ganthi, P.O.- Airport, P.S. - Baguiati, District - North 24 Parganas, PIN - 700 052, Indian Citizen, by faith - Muslim, by Occupation - House Wife,

30. SUFIA ZAMAN, PAN - **AAVPZ9421H**, AADHAR NO. 5139 5345 9160, Mobile No. 9434801023, W/O. AZIZ HASAN, Residing at Plot No. - DA - 10, Kalyanpur, Satellite Township, Sector - H, Asansol, P.O.- South Dhadka, P.S. - Asansol, District - Paschim Bardhaman, PIN - 713 302, Indian Citizen, by faith - Muslim, by Occupation - House Wife, hereinafter referred to as the '**OWNERS**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successor, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

REDICAST PROPERTIES PVT LTD, a private company incorporated under the Companies Act, 1956, having its registered office at 302 North Block, Astra Tower, Akankha More, Kolkata 700156, (**PAN-AALCR5001L**) represented by one of its Director and authorised signatory

SOYEB HOSSAINSHAIKH (PAN NO. BJSPS3376P) (ADHAR NO.- 6872 8580 8412), s/o Shaikh 'Saukat Hossain, Indian Citizen, by faith - Muslim, by Occupation - Business, residing at Daptari Para, Jasar, Hooghly, Pin - 712415, hereinafter referred to as the '**CONFIRMING PARTY**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its/his successor, successor-in-interest, legal heirs, legal representatives, administrators and assigns) of the **SECOND PART**.

AND

NEELKANTH NIRMAN PVT. LTD. (PAN NO.-AACCN0826A) a company within the meaning of the Companies Act, 2013 and having its registered office 17/H/8, BalaiSinghi Lane, First Floor, Kolkata- 700009., represented by one of its Director and authorised signatory **SRI BRIJESH KUMAR AGRAWAL**, (PAN NO.ACYP6430G)(ADHAR NO.- 9163 5833 7726) s/o Late Baijnath Agrawal, Indian Citizen, by faith - Muslim, by Occupation - Business, residing at Alcove Gloria, 403/1, Dakshindari Road, P.O. Sreebhumi, P.S. Laketown, Kolkata - 700048, hereinafter referred to as the '**DEVELOPER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, successors, successors-in-office, executors, administrators, nominees and assigns) of the **THIRD PART**.

1. **WHEREAS Chani Bala Mondal** was the recorded owner of the freehold undivided shali land measuring 16.5 decimals (**8 Ana share**), **Nagendra Nath Mondal, Batakrishna Sardar** and **Kesharibala Dasi** were the joint recorded owner of the freehold undivided shali land measuring 8.25 decimals (**4 Ana share**) and **Subal Mondal, Hazra Mondal, Nilmoni Mondal** and **Krishnapada Mondal** were the joint recorded owner of the

freehold undivided shali land measuring 8.25 decimals (**4 Ana share**), being R.S Dag No.653, under R.S. Khatian No.66 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said ChaniBala Mondal Gift and/or transferred the freehold undivided shali land measuring about 16.5 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotvim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 23.8.2006 Being No. 11724 for the Year 2006, duly registered in the office of the A.R.A., at Kolkata, West Bengal to **Sailen Mondal, Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal.**

AND WHEREAS accordingly they became the owners of the above said property by way of this Deed, of the said Gift Deed, sailen Mondal got 5.5 decimals land and Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal got 2.75 decimals land each and only sailen Mondal mutated his name in the recent record of rights under L.R. Khatian No.1074, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Nagendra Nath Mondal, Batakrishna Sardar, Kesharibala Dasi, Subal Mondal, Nilmoni Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 12.375 decimals out of 33 decimals in R.S. & L.R. Plot No.

653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered deed to **Nitai Mondal, Nimai Mondal and Bharat Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the recent record of rights under L.R. Khatian No.275, 283 & 423 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Nitai Mondal Gift and/or transferred the freehold undivided shali land measuring about 4.125 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered deed dated 01.8.2016 Being No. 3837 for the Year 2016, duly registered in the office of the A.D.S.R. at Bhangore, South 24 Parganas, West Bengal to **Sandhya Mondal and Suvendu Mondal** and accordingly they became the owners of the above said property by way of this Deed and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Suvendu Mondal Gift and/or transferred the freehold undivided shali land measuring about 2.06 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of

Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered deed dated 12.6.2017 Being No. 3196 for the Year 2017, duly registered in the office of the A.D.S.R. at Bhangore, South 24 Parganas, West Bengal to **Nitai Mondal** and accordingly they became the owners of the above said property by way of this Deed and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Nitai Mondal passed away, leaving behind his wife, **Sandhya Mondal**, one son, namely - **Sailen Mondal** and two daughters, namely- **Arati Mondal** and **Bharati Mondal** as his legal heirs and successors.

AND WHEREAS said Krishnapada Mondal passed away, leaving behind his wife, **Kamali Mondal**, three sons, namely - **Gopal Mondal**, **Ajit Mondal** and **Kenaram Mondal** and three daughters, namely- **Shyamali Biswas**, **Doli Das** and **Dipali Santra** as his legal heirs and successors.

AND WHEREAS said legal heirs of Krishnapada Mondal sold and/or transferred the freehold undivided shali land measuring about 2.0625 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No. 3, under P.S. - Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 01.8.2011 Being No. 5774 for the Year 2011, duly registered in the office of the D.S.R.- III at Alipore, South 24 Parganas, West Bengal to **Sailen Mondal** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1074 before B.L. & L.R.O Bhangore and

accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Sailen Mondal** sold and/or transferred the freehold undivided shali land measuring about 1.65 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.03.2021 Being No. 2008 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sk Jasimuddin, i.e. the Owner No. (13)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1257 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Sailen Mondal** sold and/or transferred the freehold undivided shali land measuring about 1.65 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.03.2021 Being No. 2008 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sofia Khatun, i.e. the Owner No. (1)** and accordingly she became the owner of the above said property by way of this Deed and mutated her name in the recent record of rights under L.R.

Khatian No.1258 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said **Sailen Mondal** sold and/or transferred the freehold undivided shali land measuring about 1.65 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.03.2021 Being No. 2008 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Ajipa Khatun, i.e. the Owner No. (14)** and accordingly she became the owner of the above said property by way of this Deed and mutated her name in the recent record of rights under L.R. Khatian No.1256 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Nimai Mondal** and two Legal Heir of Nitai Mondal, i.e. **Bharati Mondal** and **Artati Mondal** jointly sold and/or transferred the freehold undivided shali land measuring about 2.07 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.03.2021 Being No. 2009 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sk Lutfar Rahaman, i.e.**

the Owner No. (15) and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1281 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Debabrata Mondal** sold and/or transferred the freehold undivided shali land measuring about 2.07 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.03.2021 Being No. 2009 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Naim Uddin, i.e. the Owner No. (16)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1282 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Subrata Mondal** sold and/or transferred the freehold undivided shali land measuring about 2.07 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.03.2021 Being No. 2009 for the Year 2021, duly registered in the office of the A.D.S.R.,

Bhangore, South 24 Parganas, West Bengal to **Nasima Khatun, i.e. the Owner No. (2)** and accordingly she became the owner of the above said property by way of this Deed and mutated her name in the recent record of rights under L.R. Khatian No.1283 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Nimai Mondal** and **Sandhya Mondal**, i.e. one Legal Heirs of Nitai Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 2.07 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 26.04.2021 Being No. 2618 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Ensaf Uddin Ahmed, i.e. the Owner No. (3)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1307 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Sailen Mondal** and **Sandhya Mondal**, i.e. one Legal Heirs of Nitai Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 2.07 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office

(A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 26.04.2021 Being No. 2618 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sk Rezaul Karim, i.e. the Owner No. (17)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1309 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Bharat Chandra Mondal**, sold and/or transferred the freehold undivided shali land measuring about 2.06 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.08.2021 Being No. 3607 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Suraj Sahana, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and applying for mutated his name in the recent L.R. ROR, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Bharat Chandra Mondal**, sold and/or transferred the freehold undivided shali land measuring about 2.07 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Complex within the local limits of Bamanghata Gram

Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.08.2021 Being No. 3607 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Gitali Majumder, i.e. the Owner No. (5)** and accordingly she became the owner of the above said property by way of this Deed and mutated her name in the recent record of rights under L.R. Khatian No.1371 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

2. WHEREAS Judhistir Chandra Mondal and Becharan Mondal, both are sons of Ganesh Chandra was equally recorded owner of the freehold undivided shali land measuring an area of 22 decimals, being R.S Dag No. 548, under R.S. Khatian No.74 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Joint Sub-Registrar Deganga at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway

AND WHEREAS said Judhistir Chandra Mondal sold and/or transferred the freehold undivided shali land measuring an area of 22 decimals (Although he is the owner of 11 decimals) being R.S Dag No. 548 corresponding to C.S. Dag No. 477, under R.S. Khatian No.74 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Joint Sub-Registrar Deganga at Bhangore in South 24 Parganas District, West Bengal by virtue of a registered sale deed, Being No. 6109 for the Year 1957, duly registered in the office of the Joint Sub-Registrar Deganga at Bhangore South 24 Parganas, to **Madar Mondal**

and Fakir Mondal and accordingly they became the joint owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Madar Mondal passed away leaving behind his wife Astabala Mondal, eight sons, namely – Ratan Mondal, Shyam Mondal, Ramkrishna Mondal, Laksman Mondal, Bharat Mondal, Sarat Mondal, Mithu Mondal & Badal Mondal and three daughters, namely – Saraswati Mondal, Lakshmi Mondal & Bhagabati Mondal as his Legal heirs and successors.

AND WHEREAS said Fakir Mondal and 12 legal heirs of Madar Mondal 1. Astabala Mondal, 2. Ratan Mondal, 3. Shyam Mondal, 4. Ramkrishna Mondal, 5. Laksman Mondal, 6. Bharat Mondal, 7. Sarat Mondal, 8. Mithu Mondal 9. Badal Mondal, 10. Saraswati Mondal, 11. Lakshmi Mondal & 12. Bhagabati Mondal sold and/or transferred the freehold undivided shali land measuring about 11 decimals out of 22 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 04.06.2010 Being No. 4691 for the Year 2010, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Prankrishna Sarkar and Basanti Sarkar** and accordingly mutated their name in the recent record of rights under L.R. Khatian No.932 & 933 before B.L. & L.R.O Bhangore.

AND WHEREAS said Becharam Mondal sold and/or transferred the freehold undivided shali land measuring about 3.34 decimals out of 11 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 27.04.2005 Being No. 2614 for the Year 2005, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Kartick Ghosh** and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Becharam Mondal sold and/or transferred the freehold undivided shali land measuring about 3.33 decimals out of 11 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 27.04.2005 Being No. 2615 for the Year 2005, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Dilip Adhikary** and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Becharam Mondal sold and/or transferred the freehold undivided shali land measuring about 3.34 decimals out of 11 decimals in R.S. & L.R. Plot No. 548 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of

Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 12.05.2006 Being No. 4567 for the Year 2006, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Sk. Abul** and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS said Becharam Mondal passed away leaving behind his wife, **Malati Mondal**, two sons, **Bikash Mondal** and **Bivash Mondal** and a daughter **Babita Chakraborty** as his legal heirs and successors.

AND WHEREAS after sad demise of Becharam Mondal his legal heirs, i.e. Malati Mondal, Bikash Mondal, Bivash Mondal and Babita Chakraborty got rest 01 decimal land out of 11 decimals, 0.25 each and accordingly they became the owners of the above said property by way of this Deed and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

AND WHEREAS above **Kartick Chandra Ghosh** and **Sk. Abul** jointly sold and/or transferred the freehold undivided shali land measuring about 1.65 decimals in R.S. & L.R. Plot No. 548 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Complex within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 26.04.2021 Being No. 2619 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sumaiya Khatun, i.e. the Owner No. (18)** and accordingly she became the owner of the above said property by way of this Deed and mutated her name in