

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 Pousi Bibi passed away, leaving behind his three sons, **Mahiuddin Biswas, Fariduddin Biswas** and **SafearRahaman Biswas** and two daughters, **Jahanara Bibi** and **Anwara Bibi** as her legal heirs and successors and they became joint owners of the freehold undivided shali land, being R.S. and L.R. Dag No. 654, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 SafearRahaman Biswas passed away, leaving behind his wife, **Anwara Bibi**, three sons, **Borhanali, Basir Ali** and **FajlurRahaman** and a daughter, **Samina Bibi** as his legal heirs and successors and they became joint owners of the freehold undivided shali land, being R.S. and L.R. Dag No. 654, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 above Legal Heirs of Pousi Bibi, namely -**Mahiuddin Biswas, Fariduddin Biswas, Jahanara Bibi, Anwara Bibi, AnwaraBibi, Borhan Ali Biswas, Basir Ali, FajlurRahaman** and **Samima Bibi** jointly sold and/or transferred the freehold undivided shali land measuring about 0.20 decimals in R.S. & L.R. Plot No. 654 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. [27]** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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.

7. WHEREAS Ananta Kumar Mondal, Gokul Chandra Mondal and Sidheswar Mondal were the joint recorded owner of the freehold undivided shali land measuring an area of 04 decimals, being R.S Dag No.551, under R.S. Khatian No.443 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 Sidheswar Mondal passed away, leaving behind his wife, **Chapala Bala Mondal** and one daughter, **Suchitra Mondal** as his legal heirs and successors.

AND WHEREAS after sad demise of Sidheswar Mondal, his wife and daughter became joint owner of the freehold undivided shali land measuring an area of 1.34 decimals, being R.S Dag No. 551, under R.S. Khatian No.443 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 **Ananta Kumar Mondal, Gokul Chandra Mondal** and legal heirs of Sidheswar Mondal, i.e. **Chapala Bala Mondal** and **Suchitra Mondal** sold and/or transferred the freehold undivided shaliland measuring about 04 decimals in R.S. & L.R. Plot No. 551 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 02.7.1980 Being No. 6770 for the Year 1980, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to seven brothers, namely - **Tarapada Mondal, Bamacharan Mondal, Probodh Mondal, Haripada Mondal, Gyanoda Prasad Mondal, Purno Charan Mondal** and **Panchu Mondal**.

AND WHEREAS after purchasing the said land the above seven mutated their name in the recent record of rights under L.R. Khatian No.219, 228, 315, 342, 352, 369 & 694 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 Tarapada Mondal passed away, leaving behind his wife, **Suvasi Mondal**, two sons, **Joydeb Mondal** and **Sahadeb Mondal** and a daughters, **Sabita Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 0.57 decimals, being R.S Dag No. 551, under R.S. Khatian No.443 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 Probodh Mondal passed away, leaving behind his wife, **Bhabani Mondal**, six sons, **Hemanta Mondal**, **Rabindranath Mondal**, **Nakul Mondal**, **Bapi Mondal**, **Shyamal Mondal** and **Dipankar Mondal** and two daughters, **sankari Mondal** and **Lalita Bain** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 0.57 decimals, being R.S Dag No. 551, under R.S. Khatian No.443 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 Bamacharan Mondal passed away, leaving behind his wife, **Saraswati Mondal**, two sons, **Niranjan Mondal** and **Monoranjan Mondal** and five daughters, **Gita Naskar**, **Malina Mondal**, **AlokaNaskar**, **Namita Naskar** and **KabitaBaidya** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 0.57 decimals, being R.S Dag No. 551, under R.S. Khatian No.443 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 Monoranjan Mondal passed away, leaving behind his wife, **Maya Mondal**, sons, **Bappaditya Mondal** and a daughter, **Pampa Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 0.071(more or less) decimals, being R.S Dag No. 551, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 Panchu Mondal passed away, leaving behind his wife, **Gita Mondal**, two sons, **Shantiram Mondal and Kanai Mondal** and four daughters, **Sasthi Mondal, Jharna Naskar, Moyna Naskar and Chaina Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided shali land measuring an area of 0.57 decimals, being R.S Dag No. 551, under R.S. Khatian No.443 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 Gyanoda Prasad Mondal passed away, leaving behind his only daughters, **Madhabi Mondal** as his legal heirs and successors and she became owner of the freehold undivided shali land measuring an area of 0.57 decimals, being R.S Dag No. 551, under R.S. Khatian No.443 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 Legal Heirs of Probodh Mondal, Bamacharan Mondal, Panchu Mondal and Gyanoda Prasad Mondal and **Purna Charan Mondal** (alive) sold and/or transferred the freehold undivided shali land measuring about 2.85 decimals out of 0.4 decimals in R.S. & L.R. Plot No. 551 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 13.03.2013 Being No. 1628 for the Year 2013, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Haripada Mondal** and accordingly he became the owner 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 Haripada Mondal became the owner of 3.42 decimals of land [0.57 (his share) and 2.85 (he purchase)] sold and/or transferred the freehold undivided shali land measuring about 3.42 decimals out of 04 decimals in R.S. & L.R. Plot No. 551 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 04.04.2014 Being No. 1955 for the Year 2014, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Subrata Mondal, Debabrata Mondal, Tutul Mondal and Mithun 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. 1268, 1272, 1275 & 1255 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 **Joydeb Mondal** and **Sahadeb Mondal**, i.e. two Legal Heirs of Tarapada Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 0.215 decimals in R.S. & L.R. Plot No. 551 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammad Misbahul Haque, i.e. the Owner No. (7)** 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 **Joydeb Mondal** and **Sabita Mondal**, i.e. two Legal Heirs of Tarapada Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 0.22 decimals in R.S. & L.R. Plot No. 551 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Shabnam Parveen, i.e. the Owner No. (8)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 **Subrata Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.8440 decimals in R.S. &

L.R. Plot No. 551 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 12.11.2021 Being No. 7064 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Rummana Mufti, i.e. the Owner No. (10)** 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.1383 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 0.0110 decimals in R.S. & L.R. Plot No. 551 situated at Mbuza – 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 12.11.2021 Being No. 7064 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sakila Begam, i.e. the Owner No. (29)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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.

8. WHEREAS Saheb Ali was the recorded owner of the freehold Banshbagan land measuring an area of 04 decimals, being R.S Dag No.552, under R.S. Khatian No.443 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 Saheb Ali passed away, leaving behind his two sons, namely – **Sayad Ali** and **Iyad Ali** and one daughter, **Sarifan Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Saheb Ali, his both sons got $\frac{2}{5}$ th share, i.e. 1.60 decimals each and daughter got $\frac{1}{5}$ th share, i.e. 0.80 decimals and they became joint owner of the freehold undivided Banshbagan land measuring an area of 04 decimals, being R.S and L.R. Dag No.552, under R.S. Khatian No.443 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 Sayad Ali passed away, leaving behind his two wives, namely – **Sabiran Bibi** and **Ruhitan Bibi** and five sons, namely – **Rahamat Ali, Hemat Ali, Doulat Ali, Ombat Ali** and **Jamsed Sk** and four daughters, namely – **Pousi Bibi, Rabeya Bibi, Monoara Bibi** and **Chayara Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Sayad Ali, his wives got $\frac{2}{16}$ th share conjointly, i.e. 0.20 decimals, i.e. 0.10 each wife, his five sons got $\frac{2}{16}$ th share each, i.e. 0.20 decimals each and four daughters got $\frac{1}{16}$ th share

each, i.e. 0.10 decimals each and they became joint owner of the freehold undivided Banshbagan land measuring an area of 04 decimals, being R.S and L.R. Dag No.552, under R.S. Khatian No.443 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 Iyad Ali passed away, leaving behind his Wife, **Sekh Salehar**, four sons, **Sekh Hasem, Sekh Kasem, Rajjak Ali Sekh** and **Hannan Ali Sekh** and two daughters, **Monoara Bibi** and **Sahanara Bibi** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 552, under R.S. Khatian No.443 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 Ombat Ali passed away, leaving behind his two sons, **Kutubuddin Sekh** and **Sariful Sekh** and three daughters, **Aslima Khatun, Muslima Begam Molla** and **Taslina Khatun** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 552, under R.S. Khatian No.443 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 Pousi Bibi passed away, leaving behind his three sons, **Mahiuddin Biswas, Fariduddin Biswas** and **Safear Rahaman**

Biswas and two daughters, **Jahanara Bibi** and **Anwara Bibi** as her legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 552, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 SafearRahaman Biswas passed away, leaving behind his wife, **Anwara Bibi**, three sons, **Borhanali**, **Basir Ali** and **Fajlur Rahaman** and a daughter, **Samina Bibi** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 552, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 Safiran Bibi passed away, leaving behind his five sons, namely - **Hanif Molla**, **Hamid Molla**, **Ahad Ali Molla**, **Sabir Ali Molla** and **SafikulMolla** and a daughter, Sarbanu Bibi as her legal heirs and successors.

AND WHEREAS said legal heirs of Safiran Bibi sold and/or transferred the freehold undivided Banshbaganland measuring about 0.80 decimals in R.S. & L.R. Plot No. 552 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

08.10.2013 Being No. 5071 for the Year 2013, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Dipas Mondal** and hemutated his name in the recent record of rights under L.R. Khatian No. 916 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 Legal Heirs of Pousi Bibi, namely -**Mahiuddin Biswas, Fariduddin Biswas, Jahanara Bibi, Anwara Bibi, Anwara Bibi, Borhan Ali Biswas, Basir Ali, Fajlur Rahaman** and **Samima Bibi** jointly sold and/or transferred the freehold undivided Banshbagan land measuring about 0.10 decimals in R.S. & L.R. Plot No. 654 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. (27)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 **Sabita Mondal** sold and/or transferred the freehold undivided ~~Banshbagan land measuring~~ about 0.10 decimals in R.S. & L.R. Plot No. 552 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. (27)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 **Kutubuddin Sekh, Muslima Begam Molla and Taslima Bibi**, i.e. three Legal Heirs of Ombatali sold and/or transferred the freehold undivided Banshbagan land measuring about 0.10 decimals in R.S. & L.R. Plot No. 552 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammad Misbahul Haque, i.e. the Owner No. (7)** 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 **Sekh Salehar, Rajjak Ali Sekh, Hannan Ali Sekh and Sahanara Bibi**, i.e. four Legal Heirs of Iyad Ali sold and/or transferred the freehold undivided Banshbagan land measuring about 0.14 decimals in R.S. & L.R. Plot No. 552 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammad Misbahul Haque, i.e. the Owner No. (7)** 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 **Sariful Sekh, Aslima Bibi and Taslima Bibi**, i.e. three Legal Heirs of Ombatali sold and/or transferred the freehold undivided Banshbagan land measuring about 0.10 decimals in R.S. & L.R. Plot No. 552 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Shabnam Parveen, i.e. the Owner No. (8)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 **Sekh Salehar, Sekh Hasem, Sekh Kasem and Monoara Bibi**, i.e. four Legal Heirs of Iyad Ali sold and/or transferred the

freehold undivided Banshbagan land measuring about 0.14 decimals in R.S. & L.R. Plot No. 552 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Shabnam Parveen, i.e. the Owner No. (8)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 ~~Dipas Mondal~~ sold and/or transferred the freehold undivided Banshbagan land measuring about 0.80 decimals in R.S. & L.R. Plot No. 552 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 12.11.2021 Being No. 7064 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sakila Begam, i.e. the Owner No. (29)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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.

9. WHEREAS Ananta Kumar Mondal, Gokul Chandra Mondal and Sidheswar Mondal were the joint recorded owner of the freehold undivided Banshbagan land measuring an area of 24 decimals, being R.S Dag No. 553, under R.S. Khatian No.443 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 Sidheswar Mondal passed away, leaving behind his wife, **Chapala Bala Mondal** and one daughter, **Suchitra Mondal** as his legal heirs and successors.

AND WHEREAS after sad demise of Sidheswar Mondal, his wife and daughter became joint owner of the freehold undivided Banshbagan land measuring an area of 4.66 decimals, being R.S Dag No. 553, under R.S. Khatian No.443 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 **Ananta Kumar Mondal, Gokul Chandra Mondal** and legal heirs of Sidheswar Mondal, i.e. **Chapala Bala Mondal** and **Suchitra Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 14 decimals in R.S. & L.R. Plot No. 553 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 02.7.1980 Being No. 6770 for the Year 1980, duly registered in the office of the A.D.S.R., Bhangore, South 24

Parganas, West Bengal to seven brothers, namely - **Tarapada Mondal, Bamacharan Mondal, Probodh Mondal, Haripada Mondal, Gyanoda Prasad Mondal, PurnoCharan Mondal** and **Panchu Mondal**.

AND WHEREAS after purchasing the said land the above seven mutated their name in the recent record of rights under L.R. Khatian No.219, 228, 315, 342, 352, 369 & 694 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 Probodh Mondal passed away, leaving behind his wife, **Bhabani Mondal**, six sons, **Hemanta Mondal, Rabindranath Mondal, Nakul Mondal, Bapi Mondal, Shyamal Mondal** and **Dipankar Mondal** and two daughters, **sankari Mondal** and **Lalita Bain** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land measuring an area of 0.57 decimals, being R.S Dag No.553, under R.S. Khatian No.443 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 Tarapada Mondal passed away, leaving behind his wife, **Suvasi Mondal**, two sons, **Jaydeb Mondal** and **Sahadeb Mondal** and a daughter, **Sabita Mondal** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land measuring an area of 0.57 decimals, being R.S Dag No.553, under R.S. Khatian No.443 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.

WHEREAS Saheb Ali was the recorded owner of the freehold Banshbagan land measuring an area of 04 decimals, being R.S Dag No.553, under R.S. Khatian No.443 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 Saheb Ali passed away, leaving behind his two sons, namely - **Sayad Ali** and **Iyad Ali** and one daughter, **Sarifan Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Saheb Ali, his both sons got $\frac{2}{5}$ th share, i.e. 1.60 decimals each and daughter got $\frac{1}{5}$ th share, i.e. 0.80 decimals and they became joint owner of the freehold undivided Banshbagan land measuring an area of 04 decimals, being R.S and L.R.Dag No.553, under R.S. Khatian No.443 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 Sayad Ali passed away, leaving behind his two wives, namely - **Sabirah Bibi** and **Ruhitan Bibi** and five sons, namely - **Rahamat Ali, Hemat Ali, Doulat Ali, Ombat Ali** and **Jamsed Sk** and four daughters, namely - **Pousi Bibi, Rabeya Bibi, Monoara Bibi** and **Chayara Bibi** as his legal heirs and successors.

AND WHEREAS after sad demise of Sayad Ali, his wives got $\frac{2}{16}$ th share conjointly, i.e. 0.20 decimals, i.e. 0.10 each wife, his five sons got $\frac{2}{16}$ th

share each, i.e. 0.20 decimals each and four daughters got $\frac{1}{16}$ th share each, i.e. 0.10 decimals each and they became joint owner of the freehold undivided Banshbagan land measuring an area of 04 decimals, being R.S and L.R. Dag No. 553, under R.S. Khatian No.443 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 Iyad Ali passed away, leaving behind his Wife, **Sekh Salehar**, four sons, **Sekh Hasem, Sekh Kasem, Rajjak Ali Sekh** and **Hannan Ali Sekh** and two daughters, **Monoara Bibi** and **Sahanara Bibi** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 553, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 Ombat Ali passed away, leaving behind his two sons, **Kutubuddin Sekh** and **SarifulSekh** and three daughters, **Aslima Khatun, Muslima Begam Molla** and **Taslina Khatun** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 553, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 Pousi Bibi passed away, leaving behind his three sons, **Mahiuddin Biswas, Fariduddin Biswas** and **Safear Rahaman Biswas** and two daughters, **Jahanara Bibi** and **Anwara Bibi** as her legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 553, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 Safear Rahaman Biswas passed away, leaving behind his wife, **Anwara Bibi**, three sons, **Borhanali, Basir Ali** and **Fajlur Rahaman** and a daughter, **Samina Bibi** as his legal heirs and successors and they became joint owners of the freehold undivided Banshbagan land, being R.S. and L.R. Dag No. 553, under R.S. Khatian No.443 situated at Mouza - Jotbim, 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 Safiran Bibi passed away, leaving behind her five sons, namely - **Hanif Molla, Hamid Molla, Ahad Ali Molla, Sabir Ali Molla** and **Safikul Molla** and a daughter, Sarbanu Bibi as her legal heirs and successors.

AND WHEREAS said legal heirs of Safiran Bibi sold and/or transferred the freehold undivided Banshbagan land measuring about 0.08 decimals in R.S. & L.R. Plot No. 553 situated at Mouza - Jotbim, 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 Being No. 5071 for the Year 2013, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Dipas Mondal** and he mutated his name in the recent record of rights under L.R. Khatian No. 916 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.

WHEREAS Chani Bala Mondal was the recorded owner of the freehold undivided Banshbagan land measuring 5.35 decimals (**8 Ana share**), **Nagendra Nath Mondal, Batakrishna Sardar and Kesharibala Das** were the joint recorded owner of the freehold undivided Banshbagan land measuring 2.67 decimals (**4 Ana share**) and **Subal Mondal, Hazra Mondal, Nilmoni Mondal and Krishnapada Mondal** were the joint recorded owner of the freehold undivided Banshbagan land measuring 2.67 decimals (**4 Ana share**), being R.S Dag No.553, 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 Hazra Mondal sold and/or transferred the freehold undivided Banshbagan land measuring about 0.68 decimals out of 33 decimals in R.S. & L.R. Plot No. 553 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 **Dhirendranath Mondal and Lakshman Chandra 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.262 & 553 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 **Dipas Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.065 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. (27)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 Legal Heirs of Pousi Bibi, namely -**Fariduddin Biswas, Jahanara Bibi, Anwara Bibi, Anwara Bibi, Basir Ali, Fajlur Rahaman** and **Samima Bibi** jointly sold and/or transferred the freehold undivided Banshbagan land measuring about 0.06 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R.,

Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. (27)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 Legal Heirs of Ombat Ali, namely -**Kutubuddin Sekh, SarifulSekh, Aslima Khatun, Muslima Begam Molla and Taslima Bibi** jointly sold and/or transferred the freehold undivided Banshbagan land measuring about 0.20 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021, Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. (27)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 **Joydeb Mondal, Sahadeb Mondal and Sabita Mondal**, i.e. three Legal Heirs of Tarapada Mondal jointly sold and/or transferred the freehold undivided Banshbagan land measuring about 0.4275 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. (27)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 **Bhabani Mondal, Rabindranath Mondal, Bapi Mondal, Shyamal Mondal, Dipankar Mondal and Sankari Mondal**, i.e. six Legal Heirs of Probodh Mondal jointly sold and/or transferred the freehold undivided Banshbagan land measuring about 0.3825 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Firoza Begam, i.e. the Owner No. (27)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 **Dipas Mondal**, sold and/or transferred the freehold undivided Banshbagan land measuring about 0.015 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Umar Sultan, i.e. the Owner No. (28)** 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 **Sabita Mondal**, sold and/or transferred the freehold undivided Banshbagan land measuring about 0.30 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Umar Sultan, i.e. the Owner No. (28)** 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 **Sekh Salehar, Sekh Hasem, Sekh Kasem, Rajjak Ali Sekh, Hannan Ali Sekh, Sahanara Bibi and Monoara Bibi**, i.e. Legal Heirs of Iyad Ali jointly sold and/or transferred the freehold undivided Banshbagan land measuring about 0.3825 decimals in R.S. & L.R. Plot

No. 553 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 12.11.2021 Being No. 7065 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Umar Sultan, i.e. the Owner No. (28)** 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 **Dhirendra Nath Mondal**, sold and/or transferred the freehold undivided Banshbagan land measuring about 0.34 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7064 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sakila Begam, i.e. the Owner No. (29)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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 Legal Heirs of Lakshman Chandra Mondal, **Ranibala Mondal, Suvash Mondal, Proyash Mondal, Parimal Mondal** and **Samar Mondal**, sold and/or transferred the freehold undivided

Banshbagan land measuring about 0.1740 decimals in R.S. & L.R. Plot No. 553 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 12.11.2021 Being No. 7064 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sakila Begam, i.e. the Owner No. (29)** and accordingly she became the owner of the above said property by way of this Deed and applying for mutated her 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.

Representation by the owners and the confirming party: The owners and the confirming party herein have stated, represented, confirmed and assured the following, before finalizing the terms and conditions for development, to the developer herein.

- a) **Absolute Ownership:** The owners have a clear and valid marketable title in respect of the said premises duly butted & bounded and the owners and the confirming party are in peaceful physical and vacant possession of the same without any claim or demand interruption disturbance or hindrance of any nature whatsoever or howsoever.
- b) **Free from all encumbrances:** That the said premises is free from all encumbrances, acquisitions requisitions, debts, attachments, liens, charges, pledges, hypothecation,

lispendences guarantees or any other liabilities and is otherwise marketable and has a valid title.

- c) **Notices:** That the owners and the confirming party have not received any notice of any acquisition, requisition or any statutory notice under any revenue laws or any other laws or banking laws involving the said premises and they have full and unfettered authority and power to deal with the said premises with the developer herein.
- d) **Validity of documents & papers:** That the owners and the confirming party further assures and confirms that the documents and papers handed over to the developer herein in relation to the said premises are genuine and valid and relying upon its genuineness and validity and believing the same to be true and fair the developer herein has agreed to deal with and develop the said entire premises.
- e) **No Privy to any contract:** That the owners and the confirming party have not, at any time, done or executed or knowingly suffered or been a party or privy to any act, deed or thing whereby the title interest and possession of the said premises was encumbered or dealt and/or parted with.
- f) **Absolute authority and power to deal:** That notwithstanding any act deed or matter or thing whatsoever done by the owners and the confirming party or executed or knowingly suffered to the contrary the owners and the confirming party are now lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said

premises hereby agreed and intended to be developed and every part thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or make void the same.

- g) **No Suits**: There are no pending suit or litigation or proceeding filed by or against the said premises either by the said owners and the confirming party or against them in any court of law.
- h) **Creation of third party interest**: The owners and the confirming party have not entered into any agreement for sale, lease, development, tenancy or otherwise either of transfer of their rights title, interest or possession in the said premises or any part thereof nor has in any way created any third party interest over and in respect of the said premises.
- i) **Legal bar and impediment**: There is no legal bar or impediment of any nature whatsoever or howsoever which may prevent the owners and the confirming party herein from developing the said premises for development through the developer herein as envisaged herein.
- j) **Butting and Bounding of the said premises**: With the execution of this document the owners and the confirming party shall cause and take useful steps to demarcate and bound the said premises to the satisfaction of the developer herein.
- k) **Offer and Acceptance**: The Owners being busy in their other businesses and thus not having time to undertake

development of the said land, have approached the Developer through the confirming party with a proposal to develop the said land. The developer is a renowned company having great experience of construction who is in the construction line for several years and has resources to take up the construction of the said premises and believing the above recitals, representations, assurances and promises as true and genuine and without any concealment by the owners the developer herein accepts and agrees to develop the said premises duly butted and bounded as per clause (l) accepting the offer of the owners herein on the terms and conditions as appearing hereinafter.

- l) **Intention to develop**: In furtherance of the above agreements, arrangements and concluded contract between the parties herein the developer herein undertakes for the development of the said premises by constructing new multi-storied building/s thereupon comprising of several self-contained residential flats/units/commercial spaces according to the sanctioned building plan to be duly sanctioned by competent authority from its own financial resources and endeavor for ultimate transfer thereof to the intending purchaser/s on the terms and conditions as agreed herein and contained hereunder. Road Access to be provided by the confirming party as per requirement of the Developer.

- m) **Representation of the owners**: The confirming party shall be at the liberty to represent ALL the owners, communicate in writing/oral and deal with the developer. Also it is the duty of

the confirming party to intimate the owners about the development of this project.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this agreement the parties hereto have mutually agreed in presence and confirmation of the confirming party herein for development and for constructing new multi-storied building/s on the said premises and it is hereby mutually agreed to covenanted and declared by and between the parties hereto as follows:

ARTICLE NO. 1

DEFINITION: unless the context or subject otherwise, requires, words of expression contained in this agreement shall have the following meaning.

- a) **OWNERS:** which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and heirs, legal representatives, executors, administrators, successor and/or assigns.
- b) **DEVELOPER/BUILDER:** shall mean the developer named above and includes legal representatives, successors-in-office, nominees, executors, administrators and assigns.
- c) **CONFIRMING PARTY:** shall mean Redicast Properties Pvt Ltd, including its successors-in-office, administrators, legal representatives and executors.
- d) **PURCHASER/S:** shall mean and include any intending person, persons, individual, company, partnership firm, body of individuals (BOI) etc. interested in purchasing unit/commercial spaces in the ~~proposed new~~ building/s at the said premises.

- e) **THE SAID PREMISES/PROPERTY:** shall mean and include after amalgamation **"ALL THAT** a piece and parcel of a land more or less **59.0035 decimals** duly butted and bounded, under Mouza – Jotbhim, R.S. and L.R Plot No. 547, 548, 549, 550, 551, 552, 553, 653 and 654, P.S - K.L.C., under Bamanghata Gram Panchayat Kolkata-700 059, District- South 24 Parganas.
- f) **THE NEW BUILDING/S:** shall mean and include the new proposed building/s consisting of spaces and/or flats (~~commercial units~~), car parking and other structures to be constructed on the said premises according to the building plan to be sanctioned by concerned authority. ?
- g) **SANCTIONED BUILDING PLAN:** shall mean and include the plan for construction ~~of the proposed~~ multi storied building and/or other structures, as may be sanctioned by concerned authority and/or other appropriate authority or authorities including all or any amendments thereto and/or modification, elevations, designs, maps, drawings and other specification thereof as may be made from time to time for the construction of the proposed building, bungalows, multi storied building etc.
- h) **COMMON PARTS/COMMON FACILITIES:** shall mean and include the entrance corridors, lobbies, landings, staircases, lift, lift well, lift room, roof/terrace, users right of the building, electric meter room, garden /green areas, water pump room, underground and overhead water reservoir, passage and airway, and all open spaces including other common areas, covered spaces, caretaker room, security room, generator room, generator machine etc. whatsoever of the building as may be required for the beneficial

use and enjoyment and maintenance of new building and part thereof of the unit holders of the said building.

- i) **FLAT/UNIT:** shall mean any self-contained residential space/~~commercial unit~~, individual and independent bungalows or apartment in the premises including car parking spaces and all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed together with undivided and impartible right title and interest in the said premises.
- j) **MEASURING OF THE FLAT AREAS:** shall according to its context mean plinth area of the flats in the building including the balconies and open spaces, if any, adjacent to the said flats and also the thickness of the peripheral walls, internal walls and pillars and also the proportionate shares or area in the staircase and lobbies of the building.
- k) **THE SALEABLE AREA/SPACE:** The saleable space shall mean the space in the building/s available for independent sale, transfer, use and occupation along with undivided proportionate interest and share or common area as defined hereinbefore.
- l) **SUPER BUILT UP AREA:** shall mean the area to be calculated by the architect who shall determine the covered area of the said flat/unit/apartment together with the portion of the staircase, common area and such proportionate share in the common parts as per applicable laws.
- m) **ROOF:** shall mean and include the entire open space of the ultimate roof and/or top of the building excluding the space required for the installation of the overhead water tank, T.V. antenna, V-SAT and other facilities.

- n) **PROPORTIONATE SHARE** : shall mean the proportion in which the covered area of the flat to the total covered area of the premises provided that where it refers to share of any municipal rates and/or taxes amongst the common expenses, then such share of whole, shall be determined on the basis of which such rates and/or taxes being respectively levied i.e. in case the basis of any levy be area, rental, income or user, then the same shall be shared on the basis of area, rents, income or user respectively of the respective flats.
- o) **COMMON EXPENSES**: all costs of maintenance, operation, replacing, white washing, painting, rebuilding, reconstruction, decorating, redecorating, DG Sets and lighting the common parts, etc. salaries of all persons employed, insurance premium, electricity bills, lift etc.
- p) **ARCHITECT**: shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect to be appointed and/or nominated by the Developer.
- q) **APPLICABLE LAWS**: all the parties hereto shall comply with the acts, provisions, regulations, directives, directions, notifications, circulars and rules of all applicable laws, Goods and Services Tax Act, 2017 (GST) and/or RERA and/or any equivalent state act and/or central act and Income Tax Act, 1956.
- r) **CO-OWNER/S**: shall mean all persons who have agreed to own units/flats/apartments/commercial units/car parking space in the proposed building in the said premises including the

owner/developer for un-acquired units till acquired and/or allotted.

s) **OWNERS' AND CONFIRMING PARTIES' ALLOCATION/CONSIDERATION:** shall mean and include:

- a) **The** Owners Party shall get 37% Constructed area in the Project, Confirming Party shall get 7% and the Developer shall pay an amount of Rs. 50,000/- per Cottah after Sanction of Building Plan as refundable Security Deposit..If height of building sanctioned is above 10 floors then Owners shall get their allocation within 1 to 5 floors and if height of building is of 5 floors then Owners shall get the allocation in 1st to 4th floor)
- b) The Owners and Confirming Party has to pay Rs.75/- per sft. for the club and DG charges at the time of hand over. The Owners and Confirming Party also has to pay their share as per allocation for procuring materials approved by WBSEDCL/CESC, installations and taking approval from WBSEDCL/CESC electricity to the Developer at the time of handover. The OWNER under takes that they shall have no objection if the CONFIRMING PARTY and the DEVELOPER add up more land adjacent to the scheduled land.
- c) The developer shall pay interest free refundable deposit of an amount of Rs.50,000.00 (Fifty Thousand Only) per Cottah to the Confirming party within seven days of approval of building

plan by the competent authority and same shall be refunded back to the developer after getting completion certificate and peaceful possession of the owners and confirming party's allocation from the developer.

In consideration of the developer having agreed to bear the entire cost of construction and charges, the owners and the confirming party shall transfer undivided proportionate share of the said premises unto and in favour of prospective purchasers of units or unto the developer as the case may be.

t) **DEVELOPERS' ALLOCATION:** shall mean and include:

ALL THAT the balance of Constructed area of 56% in the said Project.

On the above agreements, arrangements and its acceptance in entirety, the owners and the confirming party hereby grants and confer exclusive rights of development of the said premises to the developer herein.

However, if any further construction is possible and allowed to be constructed subject to sanctioned plan by concerned authority, the terms and conditions including sharing ratio shall apply mutatis mutandis on such further construction. If the Developer gets extra sanction from the competent authority then the departmental competent authority expenses shall be paid by the owners/confirming party and the Developer in the ratio of **56%:37%:7%**(Developer:Owner:Confirming Party).

u) **INTEPRETATION:** Any reference to statute shall include any statutory extension or modification/amendments and its enactment of such statute and the rules regulations or orders made therein. Any covenant, by the developer and/or other owner not to do or commit act, deed or thing shall mean and include their respective obligations not to permit such act or thing to be done or committed.

?? v) **MARKETING AGENT:** shall mean and refer to any company or any firm, through whose single window all the flats/units, commercial space and other saleable area of the said project, **may** be sold in the open market to prospective buyers. The developer, in its sole discretion **and if necessary**, shall appoint such marketing agent for such single window sale. The said marketing agent shall, in discussion and consultation with the developer, fix the absolute/base market price of the said units/commercial space/salable areas, below which no units/commercial space will be sold (both owners' allocation, confirming party's allocation and developers' allocation) to any prospective buyer along with all **specified charges** over and above the fixed/base price. The developer shall have exclusive, unfettered and absolute right to retain and own all **specified charges** over and above the fixed/base price of the units/commercial space/salable areas and the owner and the confirming party herein shall have no claim or demand to such **specified charges**. The exclamation of base price shall depend upon the Developer only. If the Developer sale the allocation of the Owners/Confirming Party, then the Developer is entitled to get 2.25% brokerage upon total consideration amount. The Developer's marketing agent can sale the Flat of Owners/Confirming Party if

they want to Sale their allocation. Owners/Confirming Party has to take NOC from Developer before selling their allocation. If Owners/Confirming Party wants to publish Ads in any mode then they have to take prior approval from the Developer.

- w) **PRICE OF THE UNITS OR SALABLE SPACES:** The Developer shall decide and fix the price of the Units and salable spaces time to time and no one can Sale any Flat below the price fixed by the Developer.
- x) **FORMATION OF ASSOCIATION MAINTENANCE COMPANY:** shall mean and refer to any company, association, society to be constituted and formed for the purpose of maintenance and looking after the new building/s as per the provisions of laws applicable and enforceable at that point of time. Until formation of the said associations/maintenance' company for the new building the prospective purchasers shall be liable and agrees to make payment of the proportionate share of the maintenance charges as well as proportionate share of rates and taxes to the Developer or any other authority without any abatement or adjustment for any reason whatsoever and the owner agrees not to withhold payment of the same on any account whatsoever. For any unsold unit, the owners herein shall be liable to pay the proportionate maintenance charges as well as proportionate share of rates and taxes to the developer herein as per the their sharing ratio. The maintenance shall be paid by all the Flat owners and owners/confirming party @ Rs.3/- per sqft. Developer shall not pay any maintenance charges of their unsold units and salable spaces of his allocation.

- aa) **SPECIFIED CHARGES/COSTS:** shall mean and include all charges, costs and taxes including PLC charges, GST charges, additional work costs, Height Charges, escalation charges and amenities charges and/or any charges charged above the fixed price/base price of the flats. It also includes the Transformer, DG, Legal Charges, Development Charges, Stamp Duties, GST etc.
- bb) **RECEIPTS/PAYMENTS:** All monies/consideration on account of sale of salable space in the said project shall be received by the developer herein in its name and shall appropriate the same through an escrow account in terms of this agreement.
- cc) **DATE OF POSSESSION:** shall mean the completion of Project shall be within 42 Months from the date of Sanction of Building Plan with a provision for grace period of another 6 months.
- dd) **SINGULAR:** shall mean and include plural and vice versa.
- ee) **MASCULINE:** shall mean and include feminine and vice versa.

ARTICLE II: COMMENCEMENT

This agreement shall be deemed to have been commenced on and from and with effect from the date of execution of these presents.

ARTICLE III: OWNERS' REPRESENTATIONS ON TITLE

The owners are absolutely seized and possessed of the said premises and/or otherwise well and sufficiently entitled thereto more fully described in the schedule hereunder written and it has not entered into any agreement for sale and/or development in respect of the said premises with any person or company whosever and also after execution of this agreement they shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided. It is agreed and recorded that by executing this agreement the owners are not transferring the ownership of the said land to the Developer. The juridical possession of the said land will continue to vest in the owners until, 37% of the allocated area including the roof and parking area are transferred to the owners, undivided proportionate impartible right title and interest in the said land is transferred, in favor of the buyers of the flats/apartments/units of the Developers Share/ units of the confirming party in the said complex. Each of the parties hereto will be liable to pay and discharge their respective liabilities and debts including their income tax liabilities and will indemnify and keep indemnified the other therefrom. The OWNER under takes that they shall have no objection if the CONFIRMING PARTY and the DEVELOPER add up more land adjacent to the scheduled land. The Confirming Party undertakes that they shall provide minimum 69 Cottahs of Land for this Project within January 2022. After execution of this agreement the Owners/Confirming Party shall provide the access to enter into their land after taking necessary approval from HIDCO within Two month and complete Land Mutation, Land Conversion to Bastu/Housing Complex and Boundary wall and completion of above mentioned all the obligation and

responsibility within Three month. Once all formalities from Owners/ confirming party are done then the Developer shall submit the plan for sanction within Three months & get it sanctioned at the earliest.

ARTICLE IV: CONFIRMING PARTY'S REPRESENTATION

- a) The Owners being busy in their other profession and thus not having time to undertake development of the said land, have approached the confirming party to engage a suitable and reputed developer to construct a residential complex within the said land through joint venture.
- b) The confirming party shall ensure timely completion of mutation & conversion at their own cost of the said land.
- c) The confirming party shall be liable for boundary wall of the entire plot/land at their own expenses.
- d) The confirming party shall be liable to clean the land/plot at their own expenses.
- e) The confirming party ensured road access of the projected land/plot at their own expenses.

ARTICLE V: DEVELOPER'S REPRESENTATION

- a) **Inspection and satisfaction:** The Developer ~~having inspected~~ the said premises as also the copies of title deed and other documents and papers concerning or relating to the said premises and have been duly satisfied itself with regard to the right, title and interest of the owners and the confirming party. However, in case of any defect relating to the right, title and interest being found, or any issue or dispute surfaced or encountered from any statutory authorities,

person and/or any third party and/or the confirming party herein the owners and the confirming party shall rectify and/or cause such defects to be rectified and/or removed to make the title perfect free from all encumbrances and disputes at their own costs and charges. Alternatively, the developer may opt for cancellation of this development agreement and can claim for refund of its entire security amount together with interest, charges, damages and penalties.

- b) **Ability to develop:** The Developer has sufficient knowledge and experience in the matter of development of immovable properties and construction of new building/s and has sufficient means of necessary finance as may be required for carry out the development of the said premises and construction of building thereupon.
- c) **Handover of possession:** The Developer, simultaneously with the execution of these presents; has received the vacant and peaceful possession of the said premises free from all encumbrances whatsoever.
- d) **In furtherance of:** The Developer shall carry out the development in respect of the said premises after the owners and the confirming party herein handover road access permissions/licenses/conversion certificates/mutation certificates from respective authorities in respect of the said property to the Developer and also fulfilling and complying their obligations as mentioned. The Owners/Confirming Party shall pay all charges for road access permission from WBHIDCO.

- e) **Expressed and accepted liabilities:** The developer shall be only liable for liabilities as expressed and agreed herein and shall be not liable to bear any costs, liabilities, charges etc. required to be incurred and paid by the owners and the confirming party herein for fulfilling their obligations and performances.

ARTICLE VI: OWNERS' & DEVELOPEPRS' & CONFIRMING PARTYS' JOINT OBLIGATION.

Handover vacant khaspeaceful possession: Simultaneously with the execution of this development agreement, the owner's and the confirming partyherein has handed over khas vacant peaceful possession of the said premises to the developer herein to the satisfaction of the developer herein.

- a) **Specific obligations and performances and adjustments:** After execution of this development agreement, the owners and the confirming party herein, jointly and severally, shall undertake to complete and fulfill their part of obligations as mentioned hereunder within **90** days from the date of execution hereof:
- Mutation and conversion to "Bastu" or "Housing Complex" of the said premises with BL&LRO records or other competent authority in each and every plot in all respect and thereby facilitating the development of the said premises, at the cost of the Confirming Party. Make Boundary wall to the entire land at their Confirming Party's cost.

- All costs, charges, taxes and/or any other expenses related to the above mutation/conversion/ HIDCO clearance/ HIDCO road access from shall be exclusively borne and/or paid by the Confirming Party .
- Mutation/ Conversion/ Road Access from HIDCO of the said premises is the condition precedent for development of the said premises and non-fulfillment of the said obligation by the confirming party shall entitle otherwise the developer herein has the right to cancel and terminate this development agreement. Moreover, if this development agreement is cancelled and/or terminated by the developer herein, the confirming party herein, shall be liable to refund the entire security amount as mentioned above together with charges, interest, damages, demurrage and all expenses incurred by the developer herein. Till the receipt of entire amount consisting of security deposit and charges, interest, damages and all expenses, demurrage, the said premises shall be under lien and/or charge of the developer herein against the said security deposit and/or further liabilities and payments to be paid by the owners herein as claimed by the developer. Without prejudice to such acceptance, the developer shall be entitled to seek appropriate legal remedies as and when required.
- With the execution of this development agreement, original title deeds and papers related to the said premises shall be handed over and deposited with the

developer herein for vetting and the developer shall retain the same till the date of handing over the Project.

- The Developer will consult with the confirming party at the time of preparing all plans & drawings before presenting it for the sanction from the competent authority.
- The developer shall not raise any loan or borrow any money against the said land or any construction made thereon nor shall assign or transfer or encumber in any manner what so ever its interest in this agreement to any person without the written consent of the owners.
- After the owners and the confirming party comply and fulfill their entire obligations as recited hereinabove and after the developer is entirely satisfied with the performance of the owners and the confirming party herein, the developer shall release and pay off the security amount after sanction of building plan.
- The owners/confirming party shall sign and execute from time to time throughout the course of development all such papers and documents at the instance and/or request of the Developer for the purpose of obtaining such sanction/approval or permissions of the plans together with modifications thereof or any other work in connection with the development and construction of the said complex at the said land which are required to be signed by the owners for the purpose and fulfillment of the terms of

this agreement. The owners and confirming party shall, assist and render their full cooperation to the developer including signing of all applications, and other documents in order to enable the developer to obtain all the requisite approvals/sanctions etc.

- The owners/ confirming party may from time to time inspect the ongoing construction work.

- b) **Demolition:** After handing over vacant and peaceful possession of the said premises unto the developer and if permitted by respective statutory authorities, the developer shall start demolition of the old structure, if any, and at its sole discretion shall utilize any proceeds and sale of the salvage or any other material. The cost of such demolition including the removal of the debris if any shall also be borne by the Developer.
- c) **Plan Fees:** That the developer shall bear all costs and necessary charges for sanctioning of plan and payment of fees to the concerned municipalities and shall do everything in getting the said plan sanctioned by competent authority.
- d) **Time for completion:** That on the building plan being sanctioned by competent authority and after getting necessary statutory approvals from all authorities the developer shall start construction of the said building according to the direction and specification and shall complete the salable areas, blocks, building with fixture and fittings within **36 months** from the date of the said sanctioned plan and after getting necessary statutory approvals from all quarters with a liberty of grace period of 06 months reckoned from the last day of expiry of 36

months and shall submit a completion certificate, issued by the competent authority to the owners herein. The Developer can handover the respective allocations to the parties before issuance of completion certificate/occupancy certificate. Owners shall refund the security deposit to the Developer before handing over the respective allocation of the owners.

- e) **Time to be the essence of this contract:** The parties herein shall maintain a perfect time line as envisaged herein and perform their respective obligations and duties within their frames of time line.
- f) **Liberty to deal with the saleable areas:** The developer herein shall be at liberty to enter into agreement with prospective buyers of the saleable areas, flats, parking spaces, garages etc. for the said project through a marketing agent (if appointed)/single window system, at the proposed multi-storied building/s with proportionate undivided share or interest in the land over which the proposed building will be constructed and shall be entitled to receive all monies/consideration amount from prospective buyers in an escrow account. The developer shall not sell any portion of the roof. It should be common area for all flat owners.
- g) At the time of handover, the owners and the confirming party shall get their allocation measured mutually with their respective surveyors at their own cost. If any of the party gets extra area then they shall pay at prevailing market rate applicable on per sq ft basis to the other parties.

- h) **Promises and Guarantees:** The owners and the confirming party herein promise and guarantee to save and keep harmless and indemnify against any liability arising and/or occurs due to any dispute to the said premises. The Developer shall also complete the Project in time.
- i) **Arbitration:** All disputes and differences between the parties hereto in any way related to this agreement and/or arising out of the provisions hereof shall be referred for arbitration. The owner and developer will appoint the arbitrator jointly. Such arbitration shall otherwise be in accordance with the provisions of the Arbitration & Conciliation Act, 1996 as amended till date and the outcome of the said arbitration proceedings shall be final and binding upon the parties hereto.
- j) **Power of Attorney:** The owners shall execute and register a deed of General Power of Attorney in favour of the Developer on the date of this agreement to facilitate the formalities of construction, as well as to raise further funds by way of booking flats, and spaces, for sale and transfer of units/commercial space, and also for proper preparation, execution, presentation and registration of documents of the said saleable areas unto the prospective buyers.
- k) **Further documents and papers:** Both the parties may prepare further documents and papers as to properly commission the said project and such documents and papers shall become piece and parcel of this document.
- l) **Signboards:** The developer shall be entitled to put its signboards on the said premises stating the name of the

developer, its address and other particulars as may be required from the date of execution of this agreement. The name of the Project shall be decided by the Developer.

- m) **Termination**: The owners and the confirming party shall have no right or power to terminate this agreement within the stipulated period provided the developer does not violate any of the terms and conditions contained in this agreement.
- n) **Notices**: It is further specifically agreed that a notice addressed to either party by a registered speed post/email shall be deemed a valid notice duly served upon the parties.
- o) **Delay subject to force majeure**: That the developer herein shall not cause any unnecessary delay (subject to force majeure) for construction of the said proposed building.
- p) **Mutual understanding**: If the project is not materialized due to force majeure, the confirming party shall refund the entire security amount to the developer without any interest and/or charges upon it. If the project could not be materialized due to any reasons and/or fault, except force majeure, the parties shall mutually decide about their respective remedies.
- q) **Amenable to laws**: All the parties herein shall be liable and/or amenable to any law or enactment, if brought into existence during the continuation of this project.

ARTICLE VII-FORECE MAJEURE

- i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure.
- ii) Force majeure shall mean any pandemic, lockdowns announced by the Govt. Authorities, flood, earthquake, riot, war storm, civil commotion, strikes or from other acts beyond the control of the parties hereto.

ARTICLE VIII -MISCELLENEOIOUS

- i) **Demise or transfer**: Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the premises or any part thereof to the developer or as creating of any right, title or interest in respect thereof of the developer nor this development agreed be construed any partnership agreement or arrangement other than an exclusive license to the developer to commercially develop the same in terms hereof.
- ii) **Authority and scope of work of developer**: That the developer shall be authorized to apply for and obtain connection of water, electricity to the new building for the purpose of construction or enjoyment of the building.
- iii) **Nomination and/or assignment by the developer**: The developer shall have the right to assign job contract to any other person to develop the said premises and shall have full

authority to instruct, guide and pass necessary instructions including appropriation of revenue to any nominees and assignees for completion of the said development.

- iv) **Novation of Agreements:** As and where required there shall be a complete novation, extension of agreements and documents, rescind of terms and conditions.
- v) **Acquisition and requisition:** If the said premises, in due course, if for any reason, is acquired and/or requisitioned by any statutory authority, the developer shall have the sole and absolute authority and power to deal with the same in the manner beneficial to the interest of the developer herein.
- vi) **The developer shall:**
 - i) Install all electricity, gas, water, and telecommunications, serves and surface and soil water drainage to the premises and shall ensure that the same connect directly to the mains thereby benefitting all the intending buyers and owners.
 - ii) Serve such notices and enter into such agreements with statutory undertakings or other companies as may be necessary to install the services.
 - iii) Give all necessary or usual notices under any statute affecting the demolition and clearance of the premises and the development, give notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said premises and pay all costs, fees and outgoing incidental to or consequential, on

any such notice and indemnified the owner from and against all costs charges, claims actions suit and proceedings.

- iv) Remain responsible and completely liable for due compliance with all statutory requirements whether local, state or central in respect of complying of provisions under various laws.
- v) Remain responsible for any accident and/or mishap taking place while undertaking demolition and/or clearance of the site and also while constructing erecting and completing the said project and/or new building and/or buildings in accordance with the said plan and has agreed to keep the owner save harmless and fully indemnified from and against all costs charges, claims actions suit and proceedings.
- vi) Incur all costs, charges and expenses for the purpose of constructing, erecting and completing the said new buildings in accordance with the said plan.
- vii) Not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the said premises or any part or portion thereof.
- viii) Not to expose the owner to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, engineer and other agents as may be necessary and/or required for the purpose of construction erection and completion of the said project.

- ix) Shall be solely and completely liable for all the materials, fittings and constructions and has agreed to keep the owner save harmless and fully indemnified from and against all costs charges claims action suit and proceedings.
- x) That the developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or related to the construction of the said new building.
- xi) That the developer hereby undertakes to keep the owner indemnified against all actions, suits, costs and proceedings and claims that may arise out of the developer's actions with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect herein. For any matter raised under this clause, only developer will be responsible to solve the matter legally and the same may apply to the owner vice versa.
- xii) The developer shall after completion of the said project shall take steps for obtaining completion certificate, to be issued concerned authority, and shall serve a copy thereof to the owner herein thereby intimating the owner about completion of the project.
- xiii) Any delay in possession above the prescribe time the developer shall pay a compensation as per RERA guidelines

till the finishing and peaceful habitable handover of the said complex.

ARTICLE IX-JURISDICTION

Only Courts in the competent jurisdiction of Kolkata shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of a land more or less **59.0035** decimals, duly butted and bounded, under Mouza - Jotbhim, R.S. and L.R Plot No. 547(land area **0.5925** Decimal), 548(land area **14.02** Decimal), 549(land area **9.06** Decimal), 550(land area **7.956** Decimal), 551(land area **1.29** Decimal), 552(land area **1.58** Decimal), 553(land area **4.875** Decimal), 653(land area **19.43** Decimal) and 654(land area **0.2** Decimal), P.S - K.L.C., under Bamanghata Gram Panchayat, Kolkata-700 059, District-South 24 Parganas". and butted and bounded:

On the North : R.S. & L.R. Plot No. 554 & 555.

On the South : R.S. & L.R. Plot No. 705, HIDCO 57 Feet width Canal & Canal Bank Road.

On the East : R.S. & L.R. Plot No. 652, 655 & 703.

On the West : R.S. & L.R. Plot No. 546.

Sl. No	Owners Name	Dag No/s	Khatian No.	Land in Decimal	Classification
1	SOFIA KHATUN	653	1258	1.65	SHALI
2	NASIMA KHATUN	653	1283	2.07	SHALI
3	ENSAF UDDIN AHMED	653	1307	2.07	SHALI
4	SURAJ SAHANA	653	NOT UPDATE D	2.06	SHALI
5	GITALI MAJUMDER	653	1371	2.07	SHALI
6	TANISHA RAHMAN	549	1355	2.06	SHALI
7	MOHAMMAD MISBAHUL HAQUE	549, 551 & 552	NOT UPDATE D	0.825	SHALI & BANSHBAGAN
8	SHABNAM PARVEEN	549, 551 & 552	NOT UPDATE D	0.825	SHALI & BANSHBAGAN
9	SAHID HOSSAIN	549 & 553	NOT UPDATE D	1.651	SHALI & BANSHBAGAN

10	.RUMMANA MUFTI	547, 550 & 551	1383	3.71	SHALI
11	SAMIMA KHATUN	550	1384	2.06	SHALI
12	SAMIMA SULTANA	550	1381	2.06	SHALI
13	. SK JASIMUDDIN	653	1257	1.65	SHALI
14	AJIPA KHATUN	653	1256	1.65	SHALI
15	SK LUTFAR RAHAMAN	653	1281	2.07	SHALI
16	NAIM UDDIN	653	1282	2.07	SHALI
17	SK REZAUL KARIM	653	1309	2.07	SHALI
18	SUMAIYA KHATUN	548	1299	1.65	SHALI
19	MOHD NOMAN MOLLICK	548	1304	2.07	SHALI
20	SHAGUFTA AREFIN	549	1349	2.06	SHALI
21	ABU HASNAT	549	1348	2.06	SHALI
22	HASNAHANA	548	1351	2.06	SHALI
23	SAKILA KHATUN	548	1338	2.06	SHALI
24	ABDUL ALIM	548	1352	2.06	SHALI

25	ALAKANANDA DE	548	1353	2.06	SHALI
26	HASIM ABDUL HALIM	548	1354	2.06	SHALI
27	FIROZA BEGAM	550, 552, 553 & 654	NOT UPDATE D	2.06	SHALI & BANSHBAGA N
28	UMAR SULTAN	549 & 553	NOT UPDATE D	2.06	SHALI & BANSHBAGA N
29	SAKILA BEGAM	547, 550, 551, 552, 553	NOT UPDATE D	2.06	SHALI & BANSHBAGA N
30	SUFIA ZAMAN	547 & 549	1382	2.0625	SHALI
TOTAL				59.0035	Decimals

SPECIFICATIONS

Structure:

RCC Structure

Wall:

Exterior: Weather coat over plaster

Interior: POP on interior wall.

Lift, Lobby, Staircase: Automatic lift of Kone/ Otis/ Johnson make.

Marble/Tiles combination with decorated lift fascia and well decorated floor lobby

Flooring:

Living/ Dining/ All Bed Rooms: Large Vitrified Tiles (2'X2')

Master Bedroom: Wooden Finished Tiles

Kitchen, Toilets & Balcony: Antiskid Tiles

Wall Tiles:

i) In Kitchen up to 2.5' over kitchen platform.

ii) In Toilets Glazed/Matt ceramic tiles up to door height.

Kitchen Counter: Polished granite top with stainless steel sink.

Doors:

Main Door: Paneled door with wooden frame, Godrej or Similar Make Main Lock

Internal Doors: Solid core flush door on wooden frame.

Windows: Anodized Aluminum Windows, with glass panel

Electrical:

MCB/ Modular Switches/ Wiring: Havell's/ Anchor or similar make

Ample Light, Fan, Plug (both 5amps and 15 amps) points in Living/ Dining/ Bedrooms/ Kitchens and Toilets

AC Points in all bedrooms & living area.

TV/ DTH points in living / dining and Master bedroom

Refrigerator and Washing Machine points in suitable areas

Kitchen with exhaust/ chimney points, Microwave/ Food Processor points,

Bathrooms will have exhaust points, geyser points.

Sanitary and CP Fittings

Chrome Plated Single Liver Fittings of Jaguar or similar make

White colored floor fitted sanitary fittings of Parry ware or similar make.

Balcony Railings:

Specified design of MS Grill

INTERCOM : This facility is provided in each flats.

FIRE EXTINGUISHER : It will be placed as per sanction plan.

CC TV : CC TV surveillance in the gr. floor lobby.

POWER BACK-UP : 24 hours power backup (2 Bed Room Flat 0.75KVA,
3 Bed room Flat 1 KVA, 4 Bedroom Flat 1.25 KVA)

IN WITNESS WHEREOF, the parties above hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. SK Hasibur Rahman
 Of Purbas Nawapara
 Dist - Purbas Bardwan

2. Kazi' Abdul Rahman
 Vill + PO - Khanfi'
 P.S. - Keturgram
 Dist - Purbas Bardwan

1. Sofia Khatun
2. Wasma Khatun
3. Zosaf Uddin Ahmed
4. Suraj Behara
5. Critali Majumder
6. Tanisha Rahman
7. Md. Misbahul Haque
8. Shabnam Parveen
9. Sahid Hossain
10. Rumana Hufli
11. Samima Khatun
12. Samima Sultana
13. SK Jasimuddin
14. Ajipa Khatun
15. SK Luffor Rahman
16. Kaim Hadrat
17. SK Rezaul Karim
18. Sumaiya Khatun
19. Md Noman Mollick
20. Shagufta Arefin
21. Anu Harnat
22. Hasnahana
23. Sakila Khatun
24. Abdul Alim
25. Atakaranda De
26. Hosim Abdul Halim
27. Firoza Begam
28. U math
29. Sakila Begam
30. Sajia Zaman

Drafted & prepared by :

Nahida Parvin
NAHIDA PARVIN
 Advocate
 Calcutta High Court
 Enrolment No. WB/1291/2012

Nahida Parvin BA, LLB
 Advocate
 High Court, Calcutta
 Ladies' Association
 Koi-700, U.C., West Bengal

Signature of the Owners
NEELKANTH NIRMAN PVT. LTD.

Afrain

Director

Signature of the Confirming Party
NEELKANTH NIRMAN (PVT) LTD.

Rajesh Kumar

DIRECTOR

Signature of the Developer

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SOFIA KHATUN

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Sofia Khatun
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : NASIMA KHATUN

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

সোফিয়া খাতুন



ডান হাত

Nasima Khatun
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : ENSAF UDDIN AHMED

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত













ডান হাত

Ensaf Uddin Ahmed
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT, 1908

4 (1) Name : SURAJ SAHANA











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Suraj Sahana
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

5 (2) Name : GITALI MAJUMDER

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত










ডান হাত

Gitali Majumder

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

6 (3) Name : TANISHA RAHMAN

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Tanisha Rahman












ডান হাত

Tanisha Rahman
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

7 (1) Name : MOHAMMAD MISBAHUL HAQUE












LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Md. Misbahul Haque ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

8 Md. Misbahul Haque

Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

8 (2) Name : SHABNAM PARVEEN












LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Shabnam Parveen ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

9 Shabnam Parveen

Signature of the Presentant

9 (3) Name : SAHID HOSSAIN

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Sahid Hossain ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sahid Hossain

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name : RUMMANA MUFTI

LITTLE	RING	MIDDLE	FORE	THUMB	 Rummana Mufti ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rummana Mufti
 Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)


(2) Name : SAMIMA KHATUN

LITTLE	RING	MIDDLE	FORE	THUMB	 Samima Khatun ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Samima Khatun
 Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : SAMIMA SULTANA











LITTLE	RING	MIDDLE	FORE	THUMB	 Samima Sultana ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Samima Sultana
 Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SK JASIMUDDIN

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













SK Jasimuddin

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : AJIPA KHATUN

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				













Ajipa khatun

Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : SK LUTFAR RAHAMAN

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				














SK Lutfar Rahman

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908












16 (1) Name : NAIM UDDIN

LITTLE	RING	MIDDLE	FORE	THUMB	 Naim Uddin নাইম উদ্দিন
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Naim Uddin
 Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)






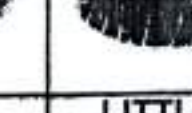





17 (2) Name : SK. REZAUL KARIM

LITTLE	RING	MIDDLE	FORE	THUMB	ডান হাত  SK. Rezaul Karim
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

SK. Rezaul Karim
 Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

18 (3) Name : SUMAIYA.....KHATUN.....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Sumaiya Khatun
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Sumaiya Khatun
 Signature of the Presentant

ডান হাত

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : MOHD NOMAN MOLLIK

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Md Noman Mollick

ডান হাত

Md Noman Mollick

Signature of the Presentant Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SHAGUFTA AREFIN

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত




ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Shagufta Arefin

Signature of the Presentant

(3) Name : ABU HANAF

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



Abu Hanaf

ডান হাত

Abu Hanaf 19.09.2022

Signature of the Presentant

N.B.: L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : HASNAHANA












LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Hasnahana ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Hasnahana

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SAKILA KHATUN












LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Sakila Khatun ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Sakila Khatun

Signature of the Presentant

(3) Name : ABDUL ALIM

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Ab dul Alim ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					












Abdul Alim

Signature of the Presentant

N.B.: L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : ALAKANANDA DE

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Alakananda De

Signature of the Presentant

Executant/Clerk/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : HASIM ABDUL HALIM












LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person.

Hasim Abdul Halim

Signature of the Presentant

(3) Name : FIROZA BEGAM

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Firoza Begam

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : UMAR SULTAN

28

LITTLE	RING	MIDDLE	FORE	THUMB
				
				













Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Executor. (Tick the appropriate status)

(2) Name : SAKILA BEGAM

29

LITTLE	RING	MIDDLE	FORE	THUMB
				
				













All the above fingerprints are of the above named person and attested by the said person.

Sakila Begam

Signature of the Presentant

(3) Name : SUFIA ZAMAN

30

LITTLE	RING	MIDDLE	FORE	THUMB
				
				










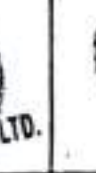


Sofia Zaman

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SOYEB HOSSAIN SHAIKH

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Signature of the Presentant *Soyeb*

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : BRIJESH KUMAR AGRAWAL

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



ডান হাত

Signature of the Presentant *Brijesh Kumar Agrawal*

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1621000091/2022	Date of Application	18/01/2022
Query No / Year	16212000071671/2022		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr AVIJIT ROY		
Stampduty Payable	Rs.75,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr N PARVIN		
Applicant Address	BHANGAR		
Place of Commission	NEWTOWN		
Expected Date and Time of Commission	18/01/2022 1:00 AM		
Fee Details	J1: 250/-, J2: 900/-, PTA-J(2): 0/-, Total Fees Paid: 1,150/-		
Remarks			







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. BHANGAR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16212000071671/2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Miss SOFIA KHATUN SHANTINIKETAN APARTMENT, BIBEKANANDA COLLEGE ROAD, City:- P.O:- SRIPALLY, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Land Lord			Sofia Khatun 19.01.2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs NASIMA KHATUN BAHARGRAM, WARD NO. - 9, Village:- BAHARGRAM, P.O:- PANSKURA RS, P.S:- Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721152	Land Lord			Nasime Khatun 19.01.2022









I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ENSAF UDDIN AHMED BABUPARA, WARD NO. - 2, Village:- BABUPARA, P.O:- DINHATA, P.S:-Dinhata, District:-Coochbehar, West Bengal, India, PIN:- 736135	Land Lord			Ensaf Uddin Ahmed 19/01/22
4	Mr SURAJ SAHANA PARBIRHATA, Village:- PARBIRHATA, P.O:- SRIPALLY, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Land Lord			Suraj Sahana 19/01/22
5	Miss GITALI MAJUMDER BARSHUL, Village:- BARSHUL, P.O:- BARSHUL, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124	Land Lord			Gitli Majumder 19.1.22







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Miss TANISHA RAHMAN FLAT - 201, DC-146, PURBA PRANTIK CO. OP. HOUSING SOCIETY LTD., STREET NO. 314, ACTION AREA-1, WATER TANK - 7, City:- , P.O:- NEW TOWN, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord			Tanisha Rahman 19.01.2022
7	Mr MOHAMMAD MISBAHUL HAQUE IMANNAGAR, Village:- IMANNAGAR, P.O:- MANGALDIHI, P.S:- Panrui, District:-Birbhum, West Bengal, India, PIN:- 731121	Land Lord			Md. Misbahul Haque 19.01.2022
8	Mrs SHABNAM PARVEEN GHOLA NOAPARA, Village:- GHOLA NOAPARA, P.O:- USTHI, P.S:-Usthi, District:-South 24-Parganas, West Bengal, India, PIN:- 743375	Land Lord			Shabnam Parveen 19.01.2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
9	Mr SAHID HOSSAIN NADANGHAT, Village:- NADANGHAT, P.O:- NADANGHAT, P.S:- Purbasthali, District:- Purba Bardhaman, West Bengal, India, PIN:- 713515	Land Lord			Sahid Hossain 19-01-2022
10	Mrs RUMMANA MUFTI BAZARPARA, Village:- BAZARPARA, P.O:- BAZARPARA, P.S:- Uluberia, District:- Howrah, West Bengal, India, PIN:- 711316	Land Lord			Rummana Mufti 19.1.22
11	Mrs SAMIMA KHATUN BHURKUNDA, Village:- BHURKUNDA, P.O:- DHANPATGANJ, P.S:- Sagardighi, District:- Murshidabad, West Bengal, India, PIN:- 742226	Land Lord			Samima Khatun 19.1.22
12	Miss SAMIMA SULTANA BARUA, Village:- BARUA, P.O:- BARUA, P.S:-Beldanga, District:- Murshidabad, West Bengal, India, PIN:- 742189	Land Lord			Samima Sultana 19.1.22







I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
13	Mr BRIJESH KUMAR AGRAWAL ALCOVE GLORIA, 403/1, DAKSHINDARI ROAD, City:- , P.O:- SREEBHUMI, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700048	Representative of Developer [NEELKANTH NIRMAN PRIVATE LIMITED]			NEELKANTH NIRMAN (PVT) LTD. Brijesh Kumar Agrawal DIRECTOR 19/01/2022
14	Mr SOYEB HOSSAIN SHAIKH JASHAR, Village:- JASHAR, P.O:- JASHAR, P.S:-Pursurah, District:-Hooghly, West Bengal, India, PIN:- 712415	Representative of Land Lord [REDICAST PROPERTIES PRIVATE LIMITED]			Jashar 19/01/2022
15	Mr SEKH JASIMUDDIN BIJOYPUR, Village:- BIJOYPUR, P.O:- KUBAJPUR, P.S:- Bhatar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102	Land Lord			SK Jasimuddin 19/01/2022









I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
16	Miss AJIPA KHATUN CHANDUR, Village:- CHANDUR, P.O:- CHANDUR, P.S:- Arambag, District:- Hooghly, West Bengal, India, PIN:- 712602	Land Lord			<i>Ajipa Khatun</i> 19-01-22
17	Mr SK LUTFAR RAHAMAN JAGULIPARA, Village:- JAGULIPRA, P.O:- PARAJ, P.S:-Galsi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713403	Land Lord			<i>SK Luffar Rahaman</i> 19-01-2022
18	Mr NAIM UDDIN PROGATI APARTMENT,23/8,VIVE KANANDA ROAD, City:- Barrackpore, P.O:- TALPUKUR BARRACKPORE, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123	Land Lord			<i>Naim Uddin</i> 19.01.2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
19	Mr SEIKH REZAUL KARIM KULSUNA DIGHIRPAR, PURBA UTTAR PARA, Village:- KULSUNA DIGHIRPAR, P.O:- BHALUGRAM, P.S:-Mangalkote, District:-Purba Bardhaman, West Bengal, India, PIN:- 713143	Land Lord			Sl. Rezaul Karim 19.01.2022
20	Mrs SUMAIYA KHATUN TENTULIA, Village:- TENTULIA, P.O:- TENTULIA, P.S:- Murshidabad, District:- Murshidabad, West Bengal, India, PIN:- 742302	Land Lord			Sumaiya Khatun 19/1/22
21	Mr MOHD NOMAN MOLICK JAMIRA, Village:- JAMIRA, P.O:- AMARAKUCHI, P.S:- Keshpur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721150	Land Lord			Mr Noman Molick 19/01/22








I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
22	Miss SHAGUFTA AREFIN LOVELY BUILDING, MIRCHAK, City:- English Bazar, P.O:- MALDA, P.S:- English Bazar, District:- Malda, West Bengal, India, PIN:- 732101	Land Lord			Shagufta Arefin 19-01-2022
23	Mr ABU HASNAT MUTHABERIA, Village:- MUTHABERIA, P.O:- BKTPP, P.S:- Sadaipur, District:- Birbhum, West Bengal, India, PIN:- 731104	Land Lord			Abu Hasnat 19-01-2022
24	Mrs HASNAHANA KANUTIA, Village:- KANUTIA, P.O:- KANUTIA, P.S:- Mayureswar, District:- Birbhum, West Bengal, India, PIN:- 731213	Land Lord			Hasnahana 19.01.22
25	Mrs SAKILA KHATUN KULI CHOWRASTA, Village:- KULI CHOWRASTA, P.O:- KULI KANDI, P.S:- Barawan, District:- Murshidabad, West Bengal, India, PIN:- 742168	Land Lord			Sakilekhatun 19.01.22





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
26	Mr ABDUL ALIM KULI CHOWRASTA, Village:- KULI CHOWRASTA, P.O:- KULI KANDI, P.S:- Barawan, District:- Murshidabad, West Bengal, India, PIN:- 742168	Land Lord			Abdul Alim 19.1.22
27	Miss ALAKANANDA DE KALYAN NAGAR, Village:- KALYAN NAGAR, P.O:- KALYAN NAGAR VIA PANSILA, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700112	Land Lord			Alakananda De 19.01.2022
28	Mr HASIM ABDUL HALIM 2 NO. STREET BIMANNAGAR, KAIKHALI, City:- Not Specified, P.O:- AIRPORT, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052	Land Lord			Hasim Abdul Halim 19.01.2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
29	Mrs FIROZA BEGAM KULSUNA DIGHIRPAR, Village:- KULSUNA DIGHIRPAR, P.O:- BHALUGRAM, P.S:- Mangalkote, District:- Purba Bardhaman, West Bengal, India, PIN:- 713143	Land Lord			Firoza Begam 19/1/22
30	Mr UMAR SULTAN BARAMULA, Village:- BARAMULA, P.O:- BARAMULA, P.S:- BARAMULLA, District:- Baramula, Jammu And Kashmir, India, PIN:- 193101	Land Lord			 19-01-2022
31	Mrs SAKILA BEGAM MOHINI VILLA,BLOCK- 12,FLAT-3B,KAIKHALI MANDALGANTHI, City:- Not Specified, P.O:- AIRPORT, P.S:-Baguiati, District-North 24- Parganas, West Bengal, India, PIN:- 700052	Land Lord			Sakila Begam 19/01/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
32	Mrs SUFIA ZAMAN PLOT NO. DA - 10, KALYANPUR, SATELITE TOWNSHIP, SECTOR - H, ASANSOL, City:- Asansol, P.O:- SOUTH DHADKA, P.S:-Asansol, District-Paschim Bardhaman, West Bengal, India, PIN:- 713302	Land Lord			Sufia Zaman 19-01-2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sk. HASIBUR RAHAMAN Son of Late SEKH SUFAR RAHAMAN PURBA NAYAPARA, City:- , P.O:- MANGALKOTE, P.S:-Mangalkote, District:-Purba Bardhaman, West Bengal, India, PIN:- 713147	Miss SOFIA KHATUN, Mrs NASIMA KHATUN, Mr ENSAF UDDIN AHMED, , Mr SURAJ SAHANA, Miss GITALI MAJUMDER, Miss TANISHA RAHMAN, Mr MOHAMMAD MISBAHUL HAQUE, Mrs SHABNAM PARVEEN, Mr SAHID HOSSAIN, Mrs RUMMANA MUFTI, Mrs SAMIMA KHATUN, Miss SAMIMA SULTANA, , Mr BRIJESH KUMAR AGRAWAL, Mr SOYEB HOSSAIN SHAIKH			Sk Hasibur Rahaman 19-01-2022

(Himansu Biswas)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BHANGAR

South 24-Parganas, West
Bengal