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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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

20 JUL 2022

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

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this 19<sup>th</sup> day of July, 2022 (Two Thousand Twenty Two) of the Christian Era.

|              |
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| 71 - 250     |
| 72 - 750     |
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| Total - 1000 |

✓ 1. **MEHEBUB ALAM**, PAN - **AOLPA6072R**, AADHAR NO. 8539 1954 3077, MOBILE NO.- 9002272140, S/O. MOHAMMAD NURUL HOQUE, Residing at Village & P.O. - Kutubganj, P.S. - Ratua, District - Maldah, PIN - 732 102, Indian Citizen, by faith - Muslim, by Occupation - Service,

✓ 2. **ANUBRATA KARATI**, PAN - **BZKPK6832L**, AADHAR NO. 5408 6419 3915, MOBILE NO.- 9733528704, S/O. GOPAL KARATI, Residing at Village - Nutan Gram, P.O. - Joypur Fakirdas, P.S. - jaypur, District - Howrah, PIN - 711 401, Indian Citizen, by faith - Hindu, by Occupation - Service,

✓ 3. **ALI MURTUZA**, PAN - **BCKPM4000R**, AADHAR NO. 7267 8021 4817, MOBILE NO.- 8001711053, S/O. AKKAS ALI SAIKH, Residing at Village - Shibnagar, P.O. - Jagannathpur, P.S. - Hariharpara, District - Murshidabad, PIN - 742 165, Indian Citizen, by faith - Muslim, by Occupation - Service,

4. **MOHAMMED ANUAR SADAT**, PAN - **AQIPS8293H**, AADHAR NO. 5906 4727 0845, MOBILE NO.- 9093733400, S/O. MOHAMMED SAIFUDDIN HOSSAIN, Residing at Village - Nalhati Paharpara, P.O. - Nalhati, P.S. - Nalhati, District - Birbhum, PIN - 731 243, Indian Citizen, by faith - Muslim, by Occupation - Service,

5. **AL AMEEN EDUCATION COUNCIL**, PAN - **AACTA4178R**, an education and social service organization, registered under Indian Trust act, 1882, vide Registration No. - IV/06083/2008, Registered Office at Village - Khalatpur, P.O. - Dihibhurshut, P.S. - Udaynarayanpur, District - Howrah, Pin - 712 408, represented by present General Secretary, **MOHAMMED NURUL ISLAM MIDDYA**, PAN - **AFBPM8446A**, AADHAR NO. 7164 9972 8669, MOBILE NO.- 7797600786 , S/O. MIDDYA MOHAMMED OMMER ALI, Residing at at Village - Khalatpur, P.O. -



Dihibhurshut, P.S. – Udaynarayanpur, District – Howrah, Pin – 712 408,,  
Indian Citizen, by faith – Hindu, by Occupation – Retired,

**6. AL AMEEN EDUCATION FOUNDATION**, PAN – **AAHTA5920A**, an education and social service organization, registered under Indian Trust act, 1882, vide Registration No. – IV/190303296/2019, Registered Office at 53B, Elliot Road, P.O. and P.S. – Park street, District – Kolkata, Pin – 700 016, represented by present Chairman, **MOHAMMED NURUL ISLAM MIDDYA**, PAN – **AFBPM8446A**, AADHAR NO. 7164 9972 8669, MOBILE NO.- 7797600786, S/O. MIDDYA MOHAMMED OMMER ALI, Residing at at Village – Khalatpur, P.O. – Dihibhurshut, P.S. – Udaynarayanpur, District – Howrah, Pin – 712 408,, Indian Citizen, by faith – Hindu, by Occupation – Retired,

**7. MOHIBUL RAHMAN**, PAN – **ANPPR1262F**, AADHAR NO. 3414 0400 0126, MOBILE NO.- 9830600196, S/O. MOJIBUR RAHMAN, Residing at 4<sup>th</sup> Floor, 44/C, Samsul Huda Road, Kolkata, P.O. – Circus Avenue, P.S. – Karaya, District – South 24 Parganas, PIN – 700 017, Indian Citizen, by faith – Muslim, by Occupation – Business,

**8. JANNAT HOSSAIN MALLICK**, PAN – **CNHPM4033K**, AADHAR NO. 7529 2345 0654, MOBILE NO.- 7003222528, S/O. GOLAM MUSTAFA MALLICK, Residing at Village and P.O. – Kalyanpur, P.S. – Bagnan, District – Howrah, PIN – 711 303, Indian Citizen, by faith – Muslim, by Occupation – Business,

**9. ALFA SHIRIN**, PAN – **FMVPS4498L**, AADHAR NO. 3706 9239 1959, MOBILE NO.- 9593010046, D/O. MOHAMMAD ALAUDDIN, Residing at Village – North Sherpur, P.O. – Jadurhat, P.S. – Baduria, District – North 24 Parganas, PIN – 743 293, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

**10. NADIRA KHATUN BEGAM**, PAN – **AJKPB0871D**, AADHAR NO. 8942 2112 9308, MOBILE NO.- 9775270117, W/O. ABDUS SAMAD, Residing at Village and P.O. – Ghurisa, P.S. Ilambazar, District – Birbhum, Pin – 731 214, Indian Citizen, by faith – Muslim, by Occupation – Service,

**11. SHANOWAS PERVIN**, PAN – **DZRPP8252E**, AADHAR NO. 9283 6717 0122, MOBILE NO.- 9832810737, W/O. MOSHIUR RAHAMAN, Residing at Village and P.O. – Ilambazar, P.S. Ilambazar, District – Birbhum, Pin – 731 214, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

**12. MINANNUR KHATUN**, PAN – **ASYPK1525C**, AADHAR NO. 2012 5633 6551, MOBILE NO.- 9475123148, W/O. TAJ UDDIN MONDAL, Residing at Village – Sarbamangala Para, Najrul Pally, P.O. – Bardhaman Sadar, P.S. Bardhaman, District – Purba Bardhaman, Pin – 713 101, Indian Citizen, by faith – Muslim, by Occupation – Service,

**13. SABINA YASMEEN**, PAN – **ATWPY6202D**, AADHAR NO. 8265 0222 6017, MOBILE NO.- 9733969604, W/O. MD. MONIRUL ISLAM, Residing at Village – Goruhat, P.O. – Dhuliyani, P.S. Samsanganj, District – Murshidabad, Pin – 742 202, Indian Citizen, by faith – Muslim, by Occupation – House Wife,

**14. MOHAMMAD MONIRUL ISLAM**, PAN – **ABDPI0495F**, AADHAR NO. 7831 9442 9298, MOBILE NO.- 9733969604, S/O. MD. ABUL HOSSAIN, Residing at Village – Goruhat, P.O. – Dhuliyani, P.S. Samsanganj, District – Murshidabad, Pin – 742 202, Indian Citizen, by faith – Muslim, by Occupation – Service,

**15. AFIA ANUM**, PAN – **BZYPA1527Q**, AADHAR NO. 2230 2069 5162, MOBILE NO.- 8013322864, W/O. MD. ABDUL HALIM MOLLA, Residing at Village – Padmerhat, P.O. – Usthi, P.S. Usthi, District – South 24



Parganas, Pin - 743 355, Indian Citizen, by faith - Muslim, by Occupation - Service,

**16. TAUSIF JAMAL**, PAN - **BEFPJ7432B**, AADHAR NO. 6507 0993 8817, MOBILE NO.- 8584983088, S/O. MOHAMMED GAFFAR, Residing at 30/E, Kustia Masjid Bari Lane, P.O. - Topsia Sub Post Office, P.S. Tiljala, District - South 24 Parganas, Pin - 700 039, Indian Citizen, by faith - Muslim, by Occupation - Business, hereinafter referred to as the '**OWNERS**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, successor, legal representatives, administrators and assigns) of the **FIRST PART**.

**AND**

**REDICAST PROPERTIES PVT LTD**, a private company incorporated under the Companies Act, 1956, having its registered office at 302 North Block, Astra Tower, Akankha More, Kolkata 700156, (**PAN-AALCR5001L**) represented by one of its Director and authorised signatory **SOYEB HOSSAIN SHAIKH** (PAN NO. BJSPS3376P) (ADHAR NO.- 6872 8580 8412), Mobile No. 9207104798, s/o Shaikh Saukat Hossain, Indian Citizen, by faith - Muslim, by Occupation - Business, residing at Village - Jashar, Daptari Para, P.O. - Jashar, P.S. - Pursurah, District - Hooghly, Pin - 712415, hereinafter referred to as the '**CONFIRMING PARTY**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its/his successor, successor-in-interest, legal heirs, legal representatives, administrators and assigns) of the **SECOND PART**.

**AND**

**NEELKANTH NIRMAN PVT. LTD.**(PAN NO.-AACCN0826A) a company within the meaning of the Companies Act, 2013 and having its registered office 17/H/8, BalaiSinghi Lane, First Floor, Kolkata- 700009., represented by its Director and authorised signatory **SRI BRIJESH KUMAR AGRAWAL**,(PAN NO.ACYP6430G)(ADHAR NO.- 9163 5833 7726), Mobile No.- 9330979912, s/o Late Baijnath Agrawal, Indian Citizen, by faith - Hindu, by Occupation - Business, residing at Alcove Gloria, 403/1, Dakshindari Road, P.O. Sreebhumi, P.S. Laketown, Dist - North 24 Parganas, Kolkata - 700048,hereinafter referred to as the **'DEVELOPER'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, successors, successors-in- office, executors, administrators, nominees and assigns) of the **THIRD PART**.

1. **WHEREAS Chani Bala Mondal** was the recorded owner of the freehold undivided shali land measuring 16.5 decimals (**8 Ana share**), **Nagendra Nath Mondal, Batakrishna Sardar** and **Kesharibala Dasi** were the joint recorded owner of the freehold undivided shali land measuring 8.25 decimals (**4 Ana share**) and **Subal Mondal, Hazra Mondal, Nilmoni Mondal** and **Krishnapada Mondal** were the joint recorded owner of the freehold undivided shali land measuring 8.25 decimals (**4 Ana share**), being R.S Dag No.653, under R.S. Khatian No.66 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Sub-Registrar at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Chani Bala Mondal Gift and/or transferred the freehold undivided shali land measuring about 16.5 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No.



3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 23.8.2006 Being No. 11724 for the Year 2006, duly registered in the office of the A.R.A., at Kolkata, West Bengal to **Sailen Mondal, Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal.**

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

**AND WHEREAS** said Nagendra Nath Mondal, Batakrisna Sardar, Kesharibala Dasi, Subal Mondal, Nilmoni Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 12.375 decimals out of 33 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered deed to **Nitai Mondal, Nimai Mondal and Bharat Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the record of rights under L.R. Khatian No.275, 283 & 423 before B.L. & L.R.O Bhangore and accordingly was

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

**AND WHEREAS** said **Tutul Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.69 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.08.2021 Being No. 3607 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Abdus Sahim** 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 **Mithun Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.69 decimals in R.S. & L.R. Plot No. 653 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 02.08.2021 Being No. 3607 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Abdus Sahim** 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 **Sailen Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.72 decimals in R.S. & L.R. Plot



No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 26.04.2021 Being No. 2618 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Meheub Alam, i.e. the Owner No. (1)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1306 before B.L. & L.R.O-Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Nimai Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.93 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 26.04.2021 Being No. 2618 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Meheub Alam, i.e. the Owner No. (1)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1306 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 **Abdus Sahim** sold and/or transferred the freehold undivided shali land measuring about 0.66 decimals in R.S. & L.R. Plot No. 653 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata

Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Afia Anum, i.e. the Owner No. (15)** 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.

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

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



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

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

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

**AND WHEREAS** above **Prankrishna Sarkar**, sold and/or transferred the freehold undivided shali land measuring about 0.70 decimals in R.S. & L.R. Plot No. 548 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-

Kolkata Leather Camp 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 16.08.2021 Being No. 4297 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Ali Murtuza, i.e. the Owner No. (3)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1373 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.

**3. 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 14 decimals, being R.S Dag No.549, 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 4.66 decimals, being R.S Dag No. 549, 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 shali land measuring about 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 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** Tarapada Mondal and Bamacharan Mondal sold and/or transferred their entire freehold undivided shali land measuring about 04 decimals(02 decimals each) and Probodh Mondal and Haripada Mondal sold and/or transferred the freehold undivided shali land measuring about 01 decimals(0.50 decimals each out of their 02 dec.), i.e. total 05 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 12.12.1988 Being No. 8934 for the Year 1988, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Bharat Mondal, Nitai Mondal and Nimal 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** Gayanoda Prosad Mondal sold and/or transferred his entire freehold undivided shali land measuring about 02 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 05.5.2000 Being No. 3893 for the Year 2001, duly registered in the office of the A.R.A, Kolkata, West Bengal to **Malina Bala Halder** 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 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 1.50 decimals, being R.S Dag No.549, 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 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 1.50 decimals, being R.S Dag No.549, 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** above Haripada Mondal (rest 1.50 Dec.), Purnacharan Mondal (entire his 02 Dec.) and two heirs of Probodh Mondal, namely Dipankar Mondal & Bapi Mondal ( $\frac{1}{8}$ th share = 0.1875 each, i.e. total 0.375 Decs) and two heirs of Panchu Mondal, namely - Shantiram Mondal and Kanai Mondal ( $\frac{1}{7}$ th share = 0.2857 each, i.e. total 0.571 Decs) sold and/or transferred the freehold undivided shali land measuring about 4.446 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 06.11.2006 Being No. 8273 for the Year 2006, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Anil Kodia** 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** above Malina Bala Halder (02 Dec.), Anil Kodia (4.446 Dec.) and rest six heirs of Probodh Mondal ( $\frac{1}{9}$ th share = 0.1875 each, i. e. total 1.125 Decs) and rest five heirs of Panchu Mondal, ( $\frac{1}{7}$ th share = 0.2857 each, i. e. total 1.429 Decs) sold and/or transferred the freehold undivided shali land measuring about 09 out of 14 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotvim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 05.8.2011 Being No. 6369 for the Year 2011, duly registered in the office of the D.S.R-III, Alipore, South 24 Parganas, West Bengal to **Pran Krishna Sarkar** and **Basanti Sarkar**.

**AND WHEREAS** after purchasing the said land the above two mutated their name in the record of rights under L.R. Khatian No.932, 933, 1165 & 1166 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 Prankrishna Sarkar sold and/or transferred the freehold undivided shali land measuring about 0.38 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 16.08.2021 Being No.



4300 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Ali Murtuza, i.e. the Owner No. (3)** 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.1350 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 **Basanti Sarkar** sold and/or transferred the freehold undivided shali land measuring about 0.38 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 16.08.2021 Being No. 4300 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Ali Murtuza, i.e. the Owner No. (3)** 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.1350 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 **Basanti Sarkar** sold and/or transferred the freehold undivided shali land measuring about 2.06 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 16.08.2021 Being No. 4300 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Anubrata Karati, i.e. the Owner No. (2)** and accordingly she became the owner of the above said property by way of this Deed and mutated her name in the recent record of rights under L.R. Khatian No.1372 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Bharat Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.59 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Ali Murtuza, i.e. the Owner No. (3)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1350 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Bharat Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.05 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sabina Yasmeen, i.e. the Owner No. (13)** 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 **Bharat Mondal** sold and/or transferred the freehold undivided shali land measuring about 1.03 decimals in R.S. & L.R. Plot No. 549 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammad Monirul Islam, i.e. the Owner No. (14)** 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.

**4. WHEREAS Chani Bala Mondal** was the recorded owner of the freehold undivided shali land measuring 02 decimals (**8 Ana share**), **Nagendra Nath Mondal, Batakrishna Sardar** and **Keshari bala Dasi** were the joint

recorded owner of the freehold undivided shali land measuring 01 decimals(**4 Ana share**) and **Subal Mondal, Hazra Mondal, Nilmoni Mondal** and **Krishnapada Mondal** were the joint recorded owner of the freehold undivided shali land measuring 01 decimals (**4 Ana share**), being R.S Dag No. 547, 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 Chani Bala Mondal Gift and/or transferred the freehold undivided shali land measuring about 02 decimals out of 04 decimals in R.S. & L.R. Plot No. 547 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 23.8.2006 Being No. 11724 for the Year 2006, duly registered in the office of the A.R.A., at Kolkata, West Bengal to **Sailen Mondal, Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal**.

**AND WHEREAS** accordingly they became the owners of the above said property by way of this Deed, of the said Gift Deed, Sailen Mondal got 0.66 decimals land and Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal got 0.33 decimals land each and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Nagendra Nath Mondal, Batakrishna Sardar, Keshari bala Dasi, Subal Mondal Nilmoni Mondal jointly sold and/or transferred the freehold undivided shali land measuring about 1.50



decimals out of 04 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotvim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered deed to **Nitai Mondal, Nimai Mondal and Bharat Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated their name in the record of rights under L.R. Khatian No.275, 283 & 423 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

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

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

**AND WHEREAS** said legal heirs of Krishnapada Mondal sold and/or transferred the freehold undivided shali land measuring about 0.25 decimals out of 04 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotvim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 01.8.2011 Being No. 5774 for the Year 2011, duly registered in the office of the D.S.R.- III at Alipore, South 24 Parganas, West Bengal

to **Sailen Mondal** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the record of rights under L.R. Khatian No.1074 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Debabrata Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.3336 decimals in R.S. & L.R. Plot No. 547 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Al-Ameen Education Council, i.e. the Owner No. (5)** and accordingly this organisation became the owner of the above said property by way of this Deed and mutated its name in the recent record of rights under L.R. Khatian No.1471 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Sailen Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.91 decimals in R.S. & L.R. Plot No. 547 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R.,



Bhangore, South 24 Parganas, West Bengal to **Al-Ameen Education Council, i.e. the Owner No. (5)** and accordingly organisation became the owner of the above said property by way of this Deed and mutated its name in the recent record of rights under L.R. Khatian No.1471 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Sailen Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.375 decimals in R.S. & L.R. Plot No. 547 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Al-Ameen Education Foundation, i.e. the Owner No. (6)** and accordingly organisation became the owner of the above said property by way of this Deed and mutated its name in the recent record of rights under L.R. Khatian No.1472 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Nimai Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.50 decimals in R.S. & L.R. Plot No. 547 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 11.02.2022 Being No.

1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Al-Ameen Education Foundation, i.e. the Owner No. (6)** and accordingly this organisation became the owner of the above said property by way of this Deed and mutated its name in the recent record of rights under L.R. Khatian No.1472 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 **Sandhya Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.125 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohibul Rahman, i.e. the Owner No. (7)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1473 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Bharat Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.50 decimals in R.S. & L.R. Plot No. 547 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 16.03.2022 Being No. 2775 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohibul Rahman, i.e. the Owner No. (7)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1473 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.

**5. WHEREAS Saheb ali** was the recorded owner of the freehold shali land measuring an area of 17 decimals, being R.S Dag No.550, 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  $\frac{2}{5}$ <sup>th</sup> share, i.e. 6.80 decimals each and daughter got  $\frac{1}{5}$ <sup>th</sup> share, i.e. 3.40 decimals and they became joint owner of the freehold undivided shali land measuring an area of 17 decimals, being R.S and L.R.Dag No.550, 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  $\frac{2}{16}$ <sup>th</sup> share conjointly, i.e. 0.85 decimals, i.e. 0.425 each wife, his five sons got  $\frac{2}{16}$ <sup>th</sup> share each, i.e. 0.85 decimals each and four daughters got  $\frac{1}{16}$ <sup>th</sup> share each, i.e. 0.425 decimals each and they became joint owner of the freehold undivided shali land measuring an area of 17 decimals, being R.S and L.R. Dag No. 550, 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 Rabeya Bibi passed away, leaving behind his Four sons, **Jiyad Ali Molla, Innat Ali Molla, Majed Ali Molla** and **Sajed Ali Molla** and two daughters, **Amena Bibi** and **Sahanara 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. 550, under 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 Jiyad Ali Molla passed away, leaving behind his wife, **Rijia Bibi**, two sons, **Hamid Ali Molla** and **Sukur Ali Molla** and four daughters, **Tazmira Bibi**, **Maskura Bibi**, **Manjura Bibi** and **anjura 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. 550, 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 Innat Ali Molla passed away, leaving behind his wife, **Aslima Bibi**, a sons, **Akbar Ali Molla** and three daughters, **Salima Bibi**, **Taslima Bibi** and **Lilima 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. 550, 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 **Rahamat Ali Sekh, aijul Sekh and Chayra Bibi** sold and/or transferred the freehold undivided shali land measuring about 0.26 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotvim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 05.5.2000 Being No. 3894 for the Year 2001, duly registered

in the office of the A.R.A., Kolkata, West Bengal to **Anjan Kumar Pandit** and he mutated his name in the record of rights under L.R. Khatian No. 861 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 **Rahamat Ali Sekh, ajijul Sekh and Chayra Bibi** sold and/or transferred the freehold undivided shali land measuring about 1.47 decimals in R.S. & L.R. Plot No. 550 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 05.5.2000 Being No. 3892 for the Year 2001, duly registered in the office of the A.R.A., Kolkata, West Bengal to **Aloka Pandit** and she mutated her name in the record of rights under L.R. Khatian No. 862 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 **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 4.44 decimals out of his 6.80 decimals of land in R.S. & L.R. Plot No. 550 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 12.8.1981 Being No. 8761 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nimai Mondal and Bharat Mondal** and they mutated their name in the record of rights under L.R. Khatian No. 283 & 423 before B.L. & L.R.O Bhangore



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

**AND WHEREAS** said **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 1.20 decimals in R.S. & L.R. Plot No. 550 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 05.5.2000 Being No. 3894 for the Year 2001, duly registered in the office of the A.R.A., Kolkata, West Bengal to **Anjan Kumar Pandit** and he mutated his name in the record of rights under L.R. Khatian No. 861 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 **Anjan Kumar Pandit** sold and/or transferred the freehold undivided shali land measuring about 1.46 decimals in R.S. & L.R. Plot No. 550 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 22.02.2018 Being No. 1131 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said **Aloka Pandit** sold and/or transferred the freehold undivided shali land measuring about 01 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 22.02.2018 Being No. 1126 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said **Aloka Pandit** sold and/or transferred the freehold undivided shali land measuring about 0.47 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 22.02.2018 Being No. 1127 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above legal heirs of **Rabeya Bibi** sold and/or transferred the freehold undivided shali land measuring about 0.255 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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. 7063 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1421 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Nimai Mondal** sold and/or transferred the freehold undivided shali land measuring about 2.06 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Jannat Hossain Mallick, i.e. the Owner No. (8)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1474 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Nimai Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.1619 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp within the local limits of Bamanghata Gram

Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhargore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhargore, South 24 Parganas, West Bengal to **Alfa Shirin, i.e. the Owner No. (9)** 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.1476 before B.L. & L.R.O Bhargore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **KKR MILLI BHOOMI LLP** sold and/or transferred the freehold undivided shall land measuring about 1.09 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhargore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 16.03.2022 Being No. 2774 for the Year 2022, duly registered in the office of the A.D.S.R., Bhargore, South 24 Parganas, West Bengal to **Nadira Khatun Begam, 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.1487 before B.L. & L.R.O Bhargore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **KKR MILLI BHOOMI LLP** sold and/or transferred the freehold undivided shall land measuring about 1.65 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-



Kolkata Leather Camp 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 16.03.2022 Being No. 2774 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Shanowas Pervin, i.e. the Owner No. (11)** 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.1494 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 **KKR MILLI BHOOMI LLP** sold and/or transferred the freehold undivided shali land measuring about 0.16 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 16.03.2022 Being No. 2774 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Alfa Shirin, i.e. the Owner No. (9)** 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.1476 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.

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**AND WHEREAS** above **Bharat Mondal** sold and/or transferred the freehold undivided shali land measuring about 1.56 decimals in R.S. &

L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Alfa Shirin, i.e. the Owner No. (9)** 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.1476 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 **Rabeya Bibi** sold and/or transferred the freehold undivided shali land measuring about 0.17 decimals in R.S. & L.R. Plot No. 550 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 08.07.2022 Being No. 6291 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Alfa Shirin, i.e. the Owner No. (9)** 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.1476 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

**6. WHEREAS Saheb Ali** was the recorded owner of the freehold shali land measuring an area of 08 decimals, being R.S Dag No.654, 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  $\frac{2}{5}$ <sup>th</sup> share, i.e. 3.20 decimals each and daughter got  $\frac{1}{5}$ <sup>th</sup> share, i.e. 1.60 decimals and they became joint owner of the freehold undivided shali land measuring an area of 08 decimals, being R.S and L.R.Dag No.654, 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 **ChayaraBibi** as his legal heirs and successors.

**AND WHEREAS** after sad demise of Sayad Ali, his wives got  $\frac{2}{16}$ <sup>th</sup> share conjointly, i.e. 0.40 decimals, i.e. 0.20 each wife, his five sons got  $\frac{2}{16}$ <sup>th</sup> share each, i.e. 0.40 decimals each and four daughters got  $\frac{1}{16}$ <sup>th</sup> share each, i.e. 0.20 decimals each and they became joint owner of the freehold undivided shali land measuring an area of 08 decimals, being R.S and L.R. Dag No.654, 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 Rabeya Bibi passed away, leaving behind her Four sons, **Jiyad Ali Molla, Innat Ali Molla, Majed Ali Molla** and **Sajed Ali Molla** and two daughters, **Amena Bibi** and **Sahanara 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 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 Jiyad Ali Molla passed away, leaving behind his wife, **Rijia Bibi**, two sons, **Hamid Ali Molla** and **Sukur Ali Molla** and four daughters, **Tazmira Bibi, Maskura Bibi, Manjura Bibi** and **anjura 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, 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 Innat Ali Molla passed away, leaving behind his wife, **Aslima Bibi**, a sons, **Akbar Ali Molla** and three daughters, **Salima Bibi, Taslima Bibi** and **Lilima 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, 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 **Rahamat Ali Sekh, ajijul Sekh and Chayra Bibi** sold and/or transferred the freehold undivided shali land measuring about 0.26 decimals in R.S. & L.R. Plot No. 654 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 05.5.2000 Being No. 3894 for the Year 2001, duly registered in the office of the A.R.A., Kolkata, West Bengal to **Anjan Kumar Pandit** and he mutated his name in the record of rights under L.R. Khatian No. 861 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 **Iyad Ali** sold and/or transferred the freehold undivided shali land measuring about 0.57 decimals in R.S. & L.R. Plot No. 654 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 05.5.2000 Being No. 3894 for the Year 2001, duly registered in the office of the A.R.A., Kolkata, West Bengal to **Anjan Kumar Pandit** and he mutated his name in the record of rights under L.R. Khatian No. 861 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 **Anjan Kumar Pandit** sold and/or transferred the freehold undivided shali land measuring about 1.37 decimals in R.S. & L.R. Plot No. 654 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 22.02.2018 Being No. 1130 for the Year 2018, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **KKR MILLI BHOOMI LLP** and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above legal heirs of **Rabeya Bibi** sold and/or transferred the freehold undivided shali land measuring about 0.12 decimals in R.S. & L.R. Plot No. 654 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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. 7063 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1421 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 **KKR MILLI BHOOMI LLP** sold and/or transferred the freehold undivided shali land measuring about 0.97 decimals in R.S. & L.R. Plot No. 654 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 16.03.2022 Being No. 2774 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nadira Khatun Begam, 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.1487 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 **KKR MILLI BHOOMI LLP** sold and/or transferred the freehold undivided shali land measuring about 0.40 decimals in R.S. & L.R. Plot No. 654 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.-Kolkata Leather Camp 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 16.03.2022 Being No. 2774 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1488 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 **Rabeya Bibi** sold and/or transferred the freehold undivided shali land measuring about 0.08 decimals in R.S. & L.R. Plot No. 654 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 08.07.2022 Being No. 6291 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tausif Jamal, i.e. the Owner No. [16]** 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.

**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 shali land 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 Camp 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 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, Alok Naskar, Namita Naskar** and **Kabita Baidya** 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 - 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 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 Camp 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 Camp 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 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 **Suvasi Mondal**, i.e. one Legal Heir of Tarapada Mondal sold and/or transferred the freehold undivided shali land measuring about 0.145 decimals in R.S. & L.R. Plot No. 551 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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. 7063 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1421 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Debabrata Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.8572 decimals in R.S. & L.R. Plot No. 551 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Al- Ameen Education Council, i.e. the Owner No. (5)** and accordingly organisation became the owner of the above said property by way of this Deed and mutated its

name in the recent record of rights under L.R. Khatian No.1471 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 **Tutul Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.855 decimals in R.S. & L.R. Plot No. 551 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sabina Yasmeen, i.e. the Owner No. (13)** 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 **Mithun Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.115 decimals in R.S. & L.R. Plot No. 551 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Sabina Yasmeen, i.e. the Owner No. (13)** 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 **Mithun Mondal** sold and/or transferred the freehold undivided shali land measuring about 0.74 decimals in R.S. & L.R. Plot No. 551 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Afia Amun, i.e. the Owner No. (15)** 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  $\frac{2}{5}$ <sup>th</sup> share, i.e. 1.60 decimals each and daughter got  $\frac{1}{5}$ <sup>th</sup> 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, Dqulat 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  $\frac{2}{16}$ <sup>th</sup> share conjointly, i.e. 0.20 decimals, i.e. 0.10 each wife, his five sons got  $\frac{2}{16}$ <sup>th</sup> share each, i.e. 0.20 decimals each and four daughters got  $\frac{1}{16}$ <sup>th</sup> 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** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.28 decimals out of his 1.60 decimals of land in R.S. & L.R. Plot No. 552 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 12.8.1981 Being No. 8761 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nimai Mondal and Bharat Mondal** and they mutated their name in the record of rights under L.R. Khatian No. 283 & 423 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said **Iyad Ali** sold and/or transferred the freehold undivided Banshbagan land measuring about 1.04 decimals in R.S. & L.R. Plot No. 552 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 12.8.1981 Being No. 8762 for the Year 1981, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Nitai Mondal** and he mutated his name in the record of rights under L.R. Khatian No. 275 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

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

**AND WHEREAS** said Doulat Ali Sekh passed away, leaving behind his wife, Sekh Sahera, five sons, **Azizul Sekh, Mofijul Sekh, Hafijul Sekh, Ejajul Sekh** and **Bapijul Sekh** and a daughter, **Mafuja Khatun 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 Rahamat Ali Sekh passed away, leaving behind his only son, **Babul Sekh** as his legal heir 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 Rabeya Bibi passed away, leaving behind her Four sons, **Jiyad Ali Molla, Innat Ali Molla, Majed Ali Molla** and **Sajed Ali Molla** and two daughters, **Amena Bibi** and **Sahanara 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 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 Jiyad Ali Molla passed away, leaving behind his wife, **Rijia Bibi**, two sons, **Hamid Ali Molla** and **Sukur Ali Molla** and four daughters, **Tazmira Bibi**, **Maskura Bibi**, **Manjura Bibi** and **anjura 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, 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 Innat Ali Molla passed away, leaving behind his wife, **Aslima Bibi**, a sons, **Akbar Ali Molla** and three daughters, **Salima Bibi**, **Taslima Bibi** and **Lilima 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, 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** above Legal Heirs of **Rabeya Bibi**-sold and/or transferred the freehold undivided Banshbagan land measuring about 0.06 decimals in R.S. & L.R. Plot No. 552 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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. 7063 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1475 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 **Nitai Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.78 decimals in R.S. & L.R. Plot No. 552 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Al-Ameen Education Foundation, i.e. the Owner No. (6)** and accordingly this organisation became the owner of the above said property by way of this Deed and mutated its name in the recent record of rights under L.R. Khatian No.1472 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 **Nitai Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about



0.26 decimals in R.S. & L.R. Plot No. 552 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1475 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Nimai Mondal** 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 Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1475 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Bharat Mondal** 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 Camp 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 07.07.2022 Being No. 6228 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tausif jamal, i.e. the Owner No. (16)** 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 Legal Heirs of **Rabeya Bibi** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.04 decimals in R.S. & L.R. Plot No. 552 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 08.07.2022 Being No. 6291 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tausif jamal, i.e. the Owner No. (16)** 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 Legal Heirs of **Daulat Ali sekh** 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 Camp 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 08.07.2022 Being No. 6291 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tausif jamal, i.e. the Owner No. (16)** 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 Legal Heir of **Rahamat Ali sekh** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.20 decimals in R.S. & L.R. Plot No. 552 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 08.07.2022 Being No. 6291 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tausif**

**jamal, i.e. the Owner No. (16)** 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.

**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 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 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 Camp 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 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** above **Haripada Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.57 decimals in R.S. & L.R. Plot No. 553 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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. 1955 for the Year 2014, to **Tutul Mondal, Mithun Mondal, Debabrata Mondal** and **Subrata Mondal** and accordingly they 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.

**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 WHERE AS** after sad demise of Saheb Ali, his both sons got  $\frac{2}{5}$ <sup>th</sup> share, i.e. 1.60 decimals each and daughter got  $\frac{1}{5}$ <sup>th</sup> share, i.e. 0.80

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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 – **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 WHERE AS** after sad demise of Sayad Ali, his wives got  $\frac{2}{16}$ <sup>th</sup> share conjointly, i.e. 0.20 decimals, i.e. 0.10 each wife, his five sons got  $\frac{2}{16}$ <sup>th</sup> share each, i.e. 0.20 decimals each and four daughters got  $\frac{1}{16}$ <sup>th</sup> 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 Rahamat Ali Sekh passed away, leaving behind his only son, **Babul Sekh** as his legal heir 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 – 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 Rabeya Bibi passed away, leaving behind her Four sons, **Jiyad Ali Molla, Innat Ali Molla, Majed Ali Molla** and **Sajed Ali Molla** and two daughters, **Amena Bibi** and **Sahanara 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 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 Jiyad Ali Molla passed away, leaving behind his wife, **Rijia Bibi**, two sons, **Hamid Ali Molla** and **Sukur Ali Molla** and four daughters, **Tazmira Bibi, Maskura Bibi, Manjura Bibi** and **anjura 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, 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 Innat Ali Molla passed away, leaving behind his wife, **Aslima Bibi**, a son, **Akbar Ali Molla** and three daughters, **Salima Bibi, Taslima Bibi** and **Lilima 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, 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 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 Dasi** 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 Chani Bala Mondal Gift and/or transferred the freehold undivided Banshbagan land measuring about 05 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 Camp within the local limits of Bamanghata Gram Panchayat, within the jurisdiction of Additional District Sub-registration Office (A.D.S.R.) Bhangore, in the district of South 24 Parganas, West Bengal, by virtue of a registered sale deed dated 23.8.2006 Being No. 11724 for the Year 2006, duly registered in the office of the A.R.A., at Kolkata, West Bengal to **Sailen Mondal, Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal**.

**AND WHEREAS** accordingly they became the owners of the above said property by way of this Deed, of the said Gift Deed, sailen Mondal got 5.5

decimals land and Tutul Mondal, Mithun Mondal, Debabrata Mondal and Subrata Mondal got 2.75 decimals land each and only sailen Mondal mutated his name in the record of rights under L.R. Khatian No.1074, before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**WHEREAS** Judhistir Chandra Mondal and Becharam mondal, both are the sons of Ganesh Chandra was equally recorded owner of the freehold undivided Banshbagan land measuring an area of 5.31 decimals, being R.S Dag No. 553, under R.S. Khatian No.74 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Bhangore, within the jurisdiction of Joint Sub-Registrar Deganga at Bhangore in South 24 Parganas District, West Bengal and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** said Judhisthir Chandra Mondal died issueless and his share devolved upon his brother Becharam Mondal and accordingly Becharam Mondal became the owner of the above said property and well entitled to transfer the same to anyone and anyway.

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

**AND WHEREAS** Legal Heirs of said Becharam Mondal sold and/or transferred the freehold undivided Banshbagan land measuring about 5.31 of land in R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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. 977 for the Year 2013, to **Tapan Mondal** and accordingly they became the owners of the above said property by way of this Deed and mutated his name, under L.R. Khatian No. 935 and was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Hemanta Mondal and Lalita Bain** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.1275 decimals in R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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. 7063 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the record of rights under L.R. Khatian No.1421 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 **Rabeya Bibi** 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 Camp 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. 7063 for the Year 2021, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1475 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Debabrata Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.50 decimals in R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohammed Anuar Sadat, i.e. the Owner No. (4)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1475 before B.L. & L.R.O Bhangore and accordingly was well enjoying the same and well entitled to transfer the same to anyone and anyway.

**AND WHEREAS** above **Debabrata Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.645 decimals in R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under



P.S.- Kolkata Leather Camp 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 11.02.2022 Being No. 1539 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohibul Rahman, i.e. the Owner No. (7)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1473 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 **Tapan Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.41 decimals in R.S. & L.R. Plot No. 553 situated at Mouza - Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 16.03.2022 Being No. 2775 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Mohibul Rahman, i.e. the Owner No. (7)** and accordingly he became the owner of the above said property by way of this Deed and mutated his name in the recent record of rights under L.R. Khatian No.1490 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 **Tapan Mondal** sold and/or transferred the freehold undivided Banshbagan land measuring about 2.06 decimals in

R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 16.03.2022 Being No. 2775 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Minannur Khatun, i.e. the Owner No. (12)** 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.1489 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 **Rabeya Bibi** sold and/or transferred the freehold undivided Banshbagan land measuring about 0.04 decimals in R.S. & L.R. Plot No. 553 situated at Mouza – Jotbhim, J.L. No. 3, under P.S.- Kolkata Leather Camp 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 08.07.2022 Being No. 6291 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tausif jamal, i.e. the Owner No. (16)** 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 Legal Heir of **Rahamat Ali sekh** 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 Camp 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 08.07.2022 Being No. 6291 for the Year 2022, duly registered in the office of the A.D.S.R., Bhangore, South 24 Parganas, West Bengal to **Tausif jamal, i.e. the Owner No. (16)** 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.

**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



- 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.

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.



- 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. I**

**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 **27.3952 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 1<sup>st</sup> to 4<sup>th</sup> 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