



Title Search Report with respect to landed property comprising an area of 74,000 Sqm equivalent to 1,33,200 square feet equivalent to 5.78 Acres 9.25 Bigha equivalent to 185 Katha equivalent to 5596.25 Chittacks more or less situated at R.S and L.R. Dag Number 1262,1263,1264,1265,1266,1267,1303,1302,1304,1305,1306,1307,1308,1309,1310,1311, under R.S Khatian NO 788,1693,1707,1712,1713,1220 Corresponding to L.R Khatian No. 1878,1879,1880,1881,2650,2651,2652,2653,1654,1655,7203,7269,7270,7299,2657,2659,2660,2661,2662,2663,2664,2665,2666,2667,2668,2669,2770,2771,2772,2773 under Mouza – Reckjoani, J.L No. 13, P.O and P.S – Rajarhat, Kolkata – 700135, District – North 24 Parganas within the local limit of Rajarhat – Bishnupur Gram Panchayat.

NON INCUMBRANCE CERTIFICATE AND REPORT ON TITLE

Synopsys of Title

(Said Premises)

The project is being developed by M/s Soumita Realty and Infrastructure Private Limited partly in Joint Venture basis and a partly in their owned land. The entire project land admeasuring more or less 74,000 Sqm equivalent to 1,33,200 square feet equivalent to 5.78 Acres equivalent to 9.25 Bigha equivalent to 185 Katha equivalent to 5596.25 Chittacks lying and situated at R.S and L.R. Dag Number 1262,1263,1264,1265,1266,1267,1303,1302,1304,1305,1306,1307,1308,1309,1310,1311, under R.S Khatian NO 788,1693,1707,1712,1713,1220 Corresponding to L.R Khatian No. 1878,1879,1880,1881,2650,2651,2652,2653,1654,1655,7203,7269,7270,7299,2657,2659,2660,2661,2662,2663,2664,2665,2666,2667,2668,2669,2770,2771,2772,2773 under Mouza – Reckjoani, J.L No. 13, P.O and P.S – Rajarhat, Kolkata – 700135, District – North 24 Parganas within the local limit of Rajarhat – Bishnupur Gram Panchayat.



Party's / land Owners of the project land

1. **SHRI SUJOY MONDAL**, son of Late Manik Lal Mondal, holding PAN **ANXPM5096N**, by faith – Hindu, by nationality – Indian, by occupation – Business, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **FIRST PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns)
2. **SHRI SOUMENDRA NATH MONDAL**, son of Late Bibhuti Bhushan Mondal PAN **AEJPM5444H**, by faith – Hindu, by nationality – Indian, by occupation – Business, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **SECOND PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns)
3. **SHRI PRABIR MONDAL**, son of Late Bibhuti Bhushan Mondal, PAN **AEJPM5443A**, by faith – Hindu, by nationality – Indian, by occupation – Business, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **THIRD PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
4. **SHRI MANAT KUMAR MONDAL**, son of Late Bibhuti Bhushan Mondal, PAN **BEWPM4356J**, by faith – Hindu, by nationality – Indian, by occupation – Business, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24



Parganas. Hereinafter called the party of the **FOURTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).

5. **SMT. KAPAL KUNDALA MONDAL**, wife of Late Bibhuti Bhushan Mondal by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **FIFTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
6. **SMT BANDANA MONDAL**, daughter of Late Bibhuti Bhushan Mondal PAN **BIKPM6529B** by faith – Hindu, by nationality – Indian, by occupation – housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **SIXTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
7. **SMT. CHANDANA DAS**, daughter of Late Bibhuti Bhushan Mondal, PAN **BEYPD5799C**, by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **SEVENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
8. **SMT. BHARATI MONDAL**, wife of Late Manik Lal Mondal, PAN **BIKPM6529B**, by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill -



Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **EIGHTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).

9. **SMT. SUTAPA MONDAL**, daughter of Late Manik Lal Mondal, **PAN BEMPM5071E**, by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **NINTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
10. **SMT. SUMITA MONDAL**, daughter of Late Manik Lal Mondal, **PAN COUPM0376P**, by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **TENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
11. **SMT. NAMITA MONDAL**, wife of Late Gopinath Mondal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **ELEVENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
12. **SHRI SAMARESH CHANDRA MONDAL**, son of Late Gopinath Mondal, **PAN AXYPM5020H**, by faith – Hindu, by nationality – Indian, by occupation – Service,

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resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **TWELFTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).

13. **SMT. KUMARESH MONDAL**, son of Late Gopinath Mondal, **PAN CPYPM9575H**, by faith – Hindu, by nationality – Indian, by occupation – Service, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **THIRTEENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
14. **SMT. SHIBANI MONDAL**, daughter of Late Gopinath Mondal, **PAN BEZPM2417K**, by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **FOURTEENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
15. **SMT. SARBANI MONDAL**, daughter of Late Gopinath Mondal, **PAN BWVPM2431D**, by faith – Hindu, by nationality – Indian, by occupation – Housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **FIFTEENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).



16. **SHRI ATANU MONDAL**, son of Biswanath Mondal, **PAN AVCPM3249G**, , by faith – Hindu, by nationality – Indian, by occupation – Business, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **SISTEENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
17. **SRI SOMNATH MONDAL**, son of Biswanath Mondal, **PAN AVCPM3250H**, by faith – Hindu, by nationality – Indian, by occupation – Business, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **SEVENTEENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns)
18. **SRI ARPAN MONDAL**, son of Ajit Mondal, **PAN AYZPM4092R**, by faith – Hindu, by nationality – Indian, by occupation – Business, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **EIGHTEENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
19. **SMT. JOYITA SAWOO**, daughter of Ajit Mondal, **PAN ENXPS9028E**, by faith – Hindu, by nationality – Indian, by occupation – housewife, resides at Vill - Reckjoani, P.O + P. S – Rajarhat, Kolkata – 700135, District – North 24 Parganas. Hereinafter called the party of the **NINETEENTH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).



20. M/s ASL MARKETING PVT. LTD, PAN AACCA6160G [CIN U85100WB1977PTC031274] a company incorporated under Companies Act, 2013 having its registered office at 21 Princep Street, 2nd Floor, Esplanade Chowringhee, North Kolkata, Kolkata, Kolkata, West Bengal, India, 700072, hereinafter called the party of the **TWENTIETH PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
21. M/s SOUMITA PROJECTS PVT. LTD. PAN: AAKCS8265Q CIN:U45400WB2007PTC115784 a company incorporated under companies act 1956 having its registered office At P-35 Motijheel Avenue Dumdum, Kolkata-700074 Hereinafter called the party of the **TWENTY FIRST PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns).
22. M/s SOUMITA REALTY AND INFRASTRUCTURE PVT. LTD PAN AAVCS8044E [CIN U45400WB2015PTC206452] a company incorporated under companies act 1956 having its registered office at P-35, Motijheel Avenue Dum Dum, Kolkata, Kokata, West Bengal, India, PIN - 700074 hereinafter called the party of the **TWENTY SECOND PART/ LAND OWNER** (which term and expressions shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns)



(Report on title for the party of the First Part)

(Sujoy Mondal)

Whereas party of the **FIRST PART**, Shri Sujoy Mondal, s/o Late Manik Lal Mondal is the exclusive, absolute and recorded owner of **ALL THAT PIECE AND PARCEL** of land admeasuring 0.80 Acres lying and situated in Mouza- Reckjoani, J.L.no- 13, R.S no- 198, appertaining to C.S. Dag no- 1197, 1198, 1199 and 1244 under C.S Khatian- 1728, corresponding to R.S Dag no- 1263, 1264, 1265 and 1311 under R.S Khatian no- 1707, corresponding to L.R. Dag- 1263, 1264, 1265 and 1311 under L.R. Khatian- 1881, Police Station- Rajarhat, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Parganas (North) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner.

Revisional Settlement Records of Rights, 1956 in the name of RABINDRA NATH PAL:
During the Revisional Settlement of Records of Rights in the year 1956, one RABINDRA NATH PAL son of Kali Pada Pal was the recorded owner of **ALL THAT PIECE AND PARCEL** of land measuring more or less **0.80 Acres** i.e. 0.29 Acres comprised in C.S Dag- 1197 corresponding to R.S. Dag no- 1263, 0.06 Acres comprised in C.S Dag- 1198 corresponding to R.S. Dag no- 1264, 0.26 Acres comprised in C.S Dag- 1199 corresponding to R.S. Dag no- 1265, 0.19 Acres comprised in C.S Dag- 1244 corresponding to R.S. Dag no- 1311, in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas and his name was finally published in the R.S. Parcha as Rayati.

Ownership of SUJAY MANDAL: Sujay Mondal son of Late Manik Lal Mondal purchased the abovementioned land from erstwhile owner Rabindra Nath Pal son of Kali Pada Pal on 29/11/1978 by way of executing a Deed of Conveyance duly registered in the office A.D.S.R. –



Cossipore, Dum Dum and recorded in Book- I, Volume- 164, Pages- 32 to 36, Being no- 6880 for the Year 1978 and became the absolute owner of land measuring 0.80 Acres in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas. Details of such transacted property mentioned in the chart below.

Deed/Year	Registrar Office	Mouza/ J.L. No	C.S Dag No.	R.S/L.R Dag No.	Land Area (in Acres)
Book- I, Volume- 164, Pages- 32 to 36, Being no- 6880 of 1978	ADSR - Cossipore Dumdum	Reckjoani, J.L No. 13	1197	1263	0.29
			1198	1264	0.06
			1199	1265	0.26
			1244	1311	0.19
			TOTAL LAND		

Thus, by virtue of the abovementioned sale deed, Sujay Mandal son of Late Manik Lal Mondal became the absolute owner of the land measuring 0.80 Acres or equivalent to 80 Decimal be the same a little more or less comprised in R.S/L.R Dag No. 1263, 1264, 1265 and 1311 and duly recorded his name in the L.R Records of Right under L.R Khatian No. 1881 at Mouza Reckjoani, J.L.No. 13, P.O + P.S - Rajarhat, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Pargana (North).

Execution of Registered Joint Development Agreement and Development Power of Attorney: Whereas, the said Sujay Mondal, s/o Late Manik Lal Mondal, the party of the FIRST PART entered into a Joint Venture agreement with M/s Soumita Realty and Infrastructure

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Private Limited (the Developer) for undertaking the development of the abovementioned property and making construction of the building/ buildings thereon and also to look after, manage, control and deal on behalf of the party of the FIRST PART all matters connected with the development of the said property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/ spaces thereon. The said M/s Soumita Realty and Infrastructure Private Limited (the Developer) had also accepted such appointment on the terms and conditions more fully mentioned in the development agreement dated 30.06.2015 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2015 Pages from 38623 to 38650 being no152307315 for the year 2015.

The abovenamed party of the FIRST PART have also authorized, appointed, constituted and empowered made in favour of M/s Soumita Realty and Infrastructure Private Limited (the Developer) by way of executing a Development Power of Attorney dated 08.07.2015 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2015, Pages from 43250 to 43272, being no152307495 for the year 2015.

Owner's land in the Development Project: The entire land of 0.80 Acres mentioned hereinabove of the party of the First Part is included in the project under development.

(Report on joint title for the party of the Second, Third and Fourth Part)

(Soumendra Nath Mondal, Prabir Kumar Mondal and Manat Mondal)

Whereas party of the **SECOND PART, THIRD PART and FOURTH PART**, Soumendra Nath Mondal, Prabir Mondal and Manat Kumar Mondal, all S/o Late Bibhuti Busan Mondal are jointly recorded co-owners of All THAT PIECE AND PARCEL of land admeasuring 0.89 Acres lying and situated at Mouza- Reckjoani, J.L.no- 13, R.S no- 198, appertaining to C.S. Dag no- 1196, 1199, 1200 and 1201, under C.S Khatian- 1728 corresponding to R.S Dag no- 1262, 1265, 1266 and 1267 under R.S Khatian no- 1707,

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corresponding to L.R. Dag- 1262, 1265, 1266 and 1267 under L.R, Khatian- 1878, 1879 and 1880, Police Station- Rajarhat, under Rajarhat Bishmupur- 1 Gram Panchayet, within the limit of District- 24 Pargana (North) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner.

Revisional Settlement Records of Rights, 1956 in the name of RABINDRA NATH PAL:

During the Revisional Settlement of Records of Rights in the year 1956, one RABINDRA NATH PAL son of Kali Pada Pal was the recorded owner of ALL THAT PIECE AND PARCEL of land measuring more or less 0.89 Acres i.e. 0.09 Acres comprised in C.S Dag- 1196 corresponding to R.S. Dag no- 1262, 0.26 Acres comprised in C.S Dag- 1199 corresponding to R.S. Dag no- 1265, 0.20 Acres comprised in C.S Dag- 1200 corresponding to R.S. Dag no- 1266, 0.34 Acres comprised in C.S Dag- 1201, corresponding to R.S. Dag no- 1267 under R.S. Khatian- 1707 in Mouza- Reekjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishmupur- 1 Gram Panchayet, District North 24 Parganas and his name was finally published in the R.S. Parcha as Rayati.

Ownership of SOUMENDRA NATH MONDAL, PRABIR MONDAL and MANAT KUMAR MONDAL : Soumendra Nath Mondal, Prabir Mondal and Manat Kumar Mondal, all sons of Bibhuti Bhushan Mondal purchased the abovementioned land from the erstwhile owner RABINDRA NATH PAL son of Kali Pada Pal on 29/11/1978 by way of executing a Deed of Conveyance duly registered in the office of A.D.S.R. – Cossipore, Dum Dum and recorded in Book- I, Volume- 164, Pages- 27 to 31, Being no- 6879 for the Year 1978 and became the absolute joint owners of land measuring 0.89 Acres at Mouza- Reekjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishmupur- 1 Gram Panchayet, District North 24 Parganas. Details of such transaction mentioned in the chart below.



Deed/Year	Registrar Office	Mouza/ J.L No/	C.S No.	Dag	R.S/L.R Dag No.	Land Area (in Acres)
Book- I, Volume- 164, Pages- 27 to 31, Being no- 6879 of 1978	ADSR - Cossipore Dumdum	Reckjoani, J.L.No.13, P.S - Rajarhat	1196		1262	0.09
			1199		1265	0.26
			1200		1266	0.20
			1201		1267	0.34
			TOTAL LAND			

Thus, by virtue of the abovementioned sale deed, Soumendra Nath Mondal, Prabir Mondal and Manat Kumar Mondal, all sons of Bibhuti Bhushan Mondal became the joint owners of the land measuring 0.89 Acres or equivalent to 89 Decimal be the same a little more or less comprised in R.S/L.R Dag No. 1262, 1265, 1266 and 1267 and duly recorded their name in the L.R Records of Right under L.R Khatian No. 1878, 1879 and 1880 respectively at Mouza Reckjoani, J.L. No. 13, P.O + P.S - Rajarhat, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Pargana (North).

Execution of Registered Joint Development Agreement and Development Power of Attorney: Whereas, the said Soumendra Nath Mondal, Prabir Mondal and Manat Kumar Mondal, all sons of Bibhuti Bhushan Mondal, the party of the SECOND, THIRD and FOURTH PART jointly entered into a Joint Venture Agreement with M/s Soumita Realty and Infrastructure Private Limited (the Developer) for undertaking the development of the abovementioned property and making construction of the building/ buildings thereon and also to look after, manage, control and deal on behalf of the party of the SECOND, THIRD and FOURTH PART all matters connected with the development of the said property and



construction and completion of the building(s) thereon and sale/disposal of the constructed units/spaces thereon. The said M/s Soumita Realty and Infrastructure Private Limited (the Developer) had also accepted such appointment on the terms and conditions more fully mentioned in the development agreement dated 30.06.2015 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2015 Pages from 39415 to 39469 being no152307314 for the year 2015.

The abovenamed party of the SECOND, THIRD and FOURTH PART have also authorized, appointed, constituted and empowered made in favour of M/s Soumita Realty and Infrastructure Private Limited (the Developer) by way of executing a Development Power of Attorney dated 08.07.2015 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2015, Pages from 43223 to 43249, being no152307493 for the year 2015.

Owner's land in the Development Project: The entire land of 0.89 Acres mentioned hereinabove of the party of the SECOND, THIRD and FOURTH PART is included in the project under development.

(Report on joint title for the party of the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth Thirteenth, Fourteenth and Fifteenth Part)

(Sujoy Mondal, Soumendra Nath Mondal, Prabir Mondal, Manat Kumar Mondal, Kapal Kundala Mondal, Bandana Mondal, Chandana Das, Bharati Mondal, Sutapa Mondal, Sumita Mondal, Namita Mondal, Samaresh Mondal, Kumaresh Mondal, Shibani Mondal and Sarbani Mondal)

Whereas party of the **FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELFTH, THIRTEENTH,**

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FOURTEENTH and FIFTEENTH PART, i.e.; (i) Shri Sujoy Mondal, s/o Late Manik Lal Mondal, (ii) Shri Soumendra Nath Mondal, (iii) Prabir Mondal and (iv) Manat Kumar Mondal, all S/o Late Bibhuti Busan Mondal, (v) Smt. Kapal Kundala Mondal, w/o Late Bibhuti Bhushan Mondal, (vi) Smt. Bandana Mondal, d/o Late Bibhuti Bhushan Mondal, (vii) Smt. Chandana Das, d/o Late Bibhuti Bhushan Mondal (viii) Smt. Bharati Mondal, w/o Late Manik Lal Mondal (ix) Smt. Sutapa Mondal, d/o Late Manik Lal Mondal (x) Smt. Sumita Mondal, d/o Late Manik Lal Mondal (xi) Smt. Namita Mondal, w/o Late Gopinath Mondal (xii) Shri Samaresh Mondal, s/o Late Gopinath Mondal (xiii) Kumaresh Mondal, s/o Late Gopinath Mondal (xiv) Smt. Shibani Mondal, d/o Late Gopinath Mondal and (xv) Smt. Sarbani Mondal, d/o Late Gopinath Mondal are jointly recorded owners of **ALL THAT PIECE AND PARCEL** of land admeasuring **1.01 Acres** lying and situated at Mouza- **Reckjoani**, J.L.no- **13**, R.S no- **198**, appertaining to C.S. Dag no- **1235, 1237** and C.S Dag- **1240, 1241, 1242 and 1243** under C.S Khatian- **743** corresponding to R.S Dag no- **1302, 1304** under R.S Khatian no- **1693** and R.S Dag- **1307, 1308, 1309 and 1310** under R.S Khatian no- **788**, corresponding to L.R. Dag No. - **1302 and 1304** and also L.R Dag No. - **1307, 1308, 1309 and 1310** under L.R. Khatian- **1878, 1879, 1880, 2651, 2652, 2653, 2654 and 2655**, Police Station- **Rajarhat**, under **Rajarhat Bishnupur- 1 Gram Panchayet**, within the limit of District- **24 Parganas (North)** **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner

Revisional Settlement Records of Rights, 1956 in the name of PRIYO NATH MONDAL: During the Revisional Settlement of Records of Rights in the year 1956, one **PRIYO NATH MONDAL** son of Gadadhar Mondal was the recorded owner of **ALL THAT PIECE AND PARCEL** of land measuring more or less **0.12 Acres** i.e. **0.01 Acres** comprised in R.S. Dag no- **1302** and **0.11 Acres** comprised in R.S. Dag no- **1304**, under **R.S Khatian- 1693** at

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Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas and her name was finally published in the R.S. Parcha as Rayati.

Demise of PRIYO NATH MONDAL: PRIYO NATH MONDAL son of Gadadhar Mondal died intestate in the year 1970 leaving behind his sole wife namely **SMT. BIJON BALA MONDAL** and 03(three) sons namely 1) **BHIBHUTI BHUSAN MONDAL**, 2) **GOPINATH MONDAL**, 3) **MANIK LAL MONDAL**, as his legal heirs and successors in respect of his 0.12 Acres of land comprised in R.S/L.R Dag No. 1302 and 1304 at Mouza – Reckjoani, J.L. - 13.

Demise of BIJON BALA MONDAL: BIJON BALA MONDAL wife of Late Priyo Nath Mondal died intestate in the year 1977 leaving behind her 03(three) sons namely (1) **BHIBHUTI BHUSAN MONDAL**, (2) **MANIK LAL MONDAL** and (3) **GOPINATH MONDAL** as her legal heirs and successors in respect of her share of 0.12 Acres of land. After demise of Bijon Bala Mondal, w/o Late Priyo Nath Mondal, her 03 (three) sons became the joint owner of **0.12 Acres** of land comprised in R.S/L.R Dag No. 1302 and 1304 at Mouza – Reckjoani, J.L. - 13

Revisional Settlement Records of Rights, 1956 in the name of BRAJA BALA DASI: During the Revisional Settlement of Records of Rights in the year 1956, one BRAJA RANI DASI @ BRAJA BALA DASI wife of Kunja Bihari Mondal was the recorded owner of ALL THAT PIECE AND PARCEL of land measuring more or less **0.89 Acres** i.e. **0.13 Acres** comprised in R.S. Dag no- 1307, **0.18 Acres** comprised in R.S. Dag no- 1308, **0.34 Acres** comprised in R.S. Dag no- 1309, **0.24 Acres** comprised in R.S. Dag no- 1310 under R.S Khatian-788 at Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the local limits of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas and her name was finally published in the R.S. Parcha as Rayati.



Ownership Of BHIBHUTI BHUSAN MONDAL, GOPINATH MONDAL, MANIK LAL MONDAL: Bibhuti Bhushan Mondal, Manik Lal Mondal and Gopinath Mondal, all sons of Late Priyo Nath Mondal purchased the abovementioned landed property from erstwhile owner BRAJA RANI DASI @ BRAJA BALA DASI wife of Late Kunja Bihari Mondal on 15/02/1962 by way of executing a Deed of Conveyance duly registered in the office A.D.S.R.- Cossipore, Dum Dum and recorded in Book- I, Volume- 16, Pages- 264 to 265, Being no- 1139 for the Year 1962 and became the joint owners of land measuring **0.89 Acres** i.e. **0.13 Acres** comprised in C.S Dag- 1240 corresponding to R.S. Dag no- 1307, **0.18 Acres** comprised in C.S Dag- 1241, corresponding to R.S. Dag no- 1308, **0.34 Acres** comprised in C.S Dag- 1242, corresponding to R.S. Dag no- 1309, **0.24 Acres** comprised in C.S Dag- 1243, corresponding to R.S. Dag No - 1310 under R.S Khatian- 788 in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas. Details of such transaction mentioned in the chart below.

Deed/Year	Registrar Office	Mouza/ J.L No/	C.S Dag No.	R.S/L.R Dag No.	Land Area (in Acres)
Book- I, Volume- 16, Pages- 264 to 265, Being no- 1139 of 1962	ADSR - Cossipore Dumdum	Reckjoani, J.L.No.13, P.S - Rajarhat	1240	1307	0.13
			1241	1308	0.18
			1242	1309	0.34
			1243	1310	0.24
			TOTAL LAND		

Record of Rights In The Name Of BHIBHUTI BHUSAN MONDAL, MANIK LAL MONDAL and GOPINATH MONDAL : During the L.R. Settlement Records of Rights, the



said Bibhuti Bhushan Mondal, Manik Lal Mondal and Gopinath Mondal, all sons of Late Priyo Nath Mondal duly recorded their name in the L.R Record under L.R. Khatian- 2650, 2651 and 2652 respectively in respect of their proportionate share of $1/3^{rd}$ equally and undivided landed property each measuring more or less 0.2966 Acres or 29.66 decimals i.e. 0.04 Acres (share of 0.3334) of land comprised in C.S Dag- 1240, corresponding to R.S/L.R Dag no- 1307, 0.06 Acres (share of 0.3333) of land comprised in C.S Dag- 1241, corresponding to R.S/L.R. Dag no - 1308, 0.11 Acres (share of 0.3333) of land comprised in C.S Dag- 1242, corresponding to R.S/L.R Dag No - 1309, 0.08 Acres (share of 0.3333) of land comprised in C.S Dag- 1243, corresponding to R.S/L.R Dag no- 1310 along with 0.00 Acres (share of 0.0834) of land comprised in C.S. Dag- 1235 corresponding to R.S/L.R Dag No. - 1302 and 0.04 Acres (share of 0.0834) of land comprised in C.S. Dag- 1237, corresponding to R.S/L.R Dag No. - 1304 in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas.

Demise of BIBHUTI BHUSHAN MONDAL: Bibhuti Bhushan Mondal died intestate on 24/10/1990 leaving behind his wife namely **KAPAL KUNDALA MONDAL**, 03(three) sons namely (1) **SOUMENDRA NATH MONDAL**, (2) **PRABIR MONDAL**, (3) **MANAT KUMAR MONDAL**, and 02 (two) daughters namely (1) **BANDANA MONDAL**, (2) **CHANDANA DAS**, as his legal heirs and successors in respect of his $1/3^{rd}$ proportionate share of 1.01 Acres of land.

Demise of MANIK LAL MONDAL: MANIK LAL MONDAL died intestate on 20/01/1999 leaving behind his wife namely **BHARATI MONDAL**, 01 (one) son namely **SUJOY MONDAL**, 02 (two) daughters namely (1) **SUTAPA MONDAL** and (2) **SUMITA MONDAL** as his legal heirs and successors in respect of his $1/3^{rd}$ proportionate share of 1.01 Acres of land.

Demise of GOPINATH MONDAL: GOPINATH MONDAL died intestate on 03/01/2013 leaving behind his wife namely **NAMITA MONDAL**, 02 (two) sons namely (1) **SAMARESH**

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MONDAL and (2) **KUMARESH MONDAL**, and 02 (two) daughters namely (1) **SHIBANI MONDAL** and (2) **SARBANI MONDAL** as his legal heirs and successors in respect of his 1/3rd proportionate share of 1.01 Acres of land.

Record of Rights in the name of legal heirs of Late Bibhuti Bhushan Mondal: The said Kapal Kundala Mondal, Soumendra Nath Mondal, Prabir Mondal, Manat Kumar Mondal, Bandana Mondal and Chandana Das, all the legal heirs of Late Bibhuti Bhushan Mondal by way of inheritance became the owners of 0.33 Acres of land in R.S Dag- 1302, 1304, 1307, 1308, 1309, 1310 corresponding to L.R. Dag- 1302, 1304, 1307, 1308, 1309 and 1310 in Mouza- Reckjoani, J.L. no- 13 duly mutated their names before the B.L.&L.R.O authority at Mouza – Reckjoani, under L.R Khatian- 1878, 1879, 1880, 2653, 2654 and 2655.

Record of Rights in the name of legal heirs of Late Manik Lal Mondal: The said Bharati Mondal, Sujoy Mondal, Sutapa Mondal and Sumita Mondal, all the legal heirs of Late Manik Lal Mondal by way of inheritance became the owners of 0.33 Acres of land in R.S Dag- 1302, 1304, 1307, 1308, 1309, 1310 corresponding to L.R. Dag- 1302, 1304, 1307, 1308, 1309 and 1310 in Mouza- Reckjoani, J.L. no- 13 duly mutated their names before the B.L.&L.R.O authority at Mouza – Reckjoani, under L.R Khatian No. 1878, 1879, 1880, 2653, 2654 and 2655.

Record of Rights in the name of legal heirs of Late Gopinath Mondal: The said Namita Mondal, Samaresh Mondal, Kumaresh Mondal Shibani Mondal and Sarbani Mondal, all the legal heirs of Late Gopinath Mondal by way of inheritance became the owners of 0.33 Acres of land in R.S Dag- 1302, 1304, 1307, 1308, 1309, 1310 corresponding to L.R. Dag- 1302, 1304, 1307, 1308, 1309 and 1310 in Mouza- Reckjoani, J.L. no- 13 duly mutated their names before the B.L.&L.R.O authority at Mouza – Reckjoani, under L.R Khatian No. 1878, 1879, 1880, 2653, 2654 and 2655.

Execution of Registered Joint Development Agreement and Development Power of Attorney: Whereas, the said (i) Shri Sujoy Mondal, s/o Late Manik Lal Mondal, (ii) Shri

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Soumendra Nath Mondal, (iii) Prabir Mondal and (iv) Manat Kumar Mondal, all S/o Late Bibhuti Busan Mondal, (v) Smt. Kapal Kundala Mondal, w/o Late Bibhuti Bhushan Mondal, (vi) Smt. Bandana Mondal, d/o Late Bibhuti Bhushan Mondal, (vii) Smt. Chandana Das, d/o Late Bibhuti Bhushan Mondal (viii) Smt. Bharati Mondal, w/o Late Manik Lal Mondal (ix) Smt. Sutapa Mondal, d/o Late Manik Lal Mondal (x) Smt. Sumita Mondal, d/o Late Manik Lal Mondal (xi) Smt. Namita Mondal, w/o Late Gopinath Mondal (xii) Shri Samarash Mondal, s/o Late Gopinath Mondal (xiii) Kumaresh Mondal, s/o Late Gopinath Mondal (xiv) Smt. Shibani Mondal, d/o Late Gopinath Mondal and (xv) Smt. Sarbani Mondal, d/o Late Gopinath Mondal the party of the FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELFTH, THIRTEENTH, FOURTEENTH and FIFTEENTH PART jointly entered into a Joint Venture agreement with M/s Soumita Realty and Infrastructure Private Limited (the Developer) for undertaking the development of the abovementioned property and making construction of the building/ buildings thereon and also to look after, manage, control and deal on behalf of the party of the FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELFTH, THIRTEENTH, FOURTEENTH and FIFTEENTH PART all matters connected with the development of the said property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/ spaces thereon. The said M/s Soumita Realty and Infrastructure Private Limited (the Developer) had also accepted such appointment on the terms and conditions more fully mentioned in the development agreement dated 30.06.2015 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2015 Pages from 38623 to 38650 being no152307317 for the year 2015.

The abovenamed party of the FIRST, SECOND, THIRD, FOURTH, FIFTH, SIXTH, SEVENTH, EIGHTH, NINTH, TENTH, ELEVENTH, TWELFTH, THIRTEENTH, FOURTEENTH and FIFTEENTH PART have also authorized, appointed, constituted and empowered made in favour of M/s Soumita Realty and Infrastructure Private Limited (the



Developer) by way of executing a Development Power of Attorney dated 08.07.2015 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2015, Pages from 51077 to 51125, being no152307494 for the year 2015.

Owner's land in the Development Project: The entire land of 1.01 Acres mentioned hereinabove of the party of the First, Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth and Fifteenth part is included in the project under development.

(Report on joint title for the party of the Sixteenth, Seventeenth, Eighteenth and Nineteenth Part)

(Atanu Mondal, Somnath Mondal, Arpan Mondal and Jayita Sawoo)

Whereas party of the **SIXTEENTH, SEVENTEENTH, EIGHTEENTH AND NINETEENTH PART**, Shri Atanu Mondal and Shri Somnath Mondal, both s/o Biswanath Mondal and Shri Arpan Mondal, s/o Ajit Mondal and Smt. Jayita Sawoo, d/o Ajit Mondal are the joint and recorded owner of All THAT PIECE AND PARCEL of land admeasuring 0.3050 Acres or 18 katha more or less lying and situated in Mouza- Reckjoani, J.L.no- 13, R.S no- 198, appertaining to R.S Dag no- 1302 and 1303 under R.S Khatian no- 1693, 1712 & 1713, corresponding to L.R. Dag- 1302 and 1303 under L.R. Khatian- 7203, 7269, 7270 & 7299 Police Station- Rajarhat, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Parganas (North) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner

Record of Rights in the name of Biswanath Mondal: During the L.R Settlement of Records of Rights one Biswanath Mondal son of Late Sudhanya Mondal was the recorded owner of **ALL THAT PIECE AND PARCEL** of land measuring more or less 0.1525 Acres i.e.



0.0225 Acres comprised in L.R Dag- 1302 and 0.13 Acres comprised in L.R Dag- 1303 in Mouza- Reckjoani, under L.R Khatian No 2675, J.L. No- 13, Police Station- Rajarhat, within the local limits of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas and his name was finally published in the L.R Porcha as Rayat under L.R Khatian No 2675.

Record of Rights in the name of Ajit Mondal: During the L.R Settlement of Records of Rights one Ajit Mondal son of Late Sudhanya Mondal was the recorded owner of **ALL THAT PIECE AND PARCEL** of land measuring more or less 0.1525 Acres i.e. 0.0225 Acres comprised in L.R Dag- 1302 and 0.13 Acres comprised in L.R Dag- 1303 in Mouza- Reckjoani, under L.R Khatian No 2676, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas and his name was finally published in the L.R Porcha as Rayat under L.R Khatian No 2676.

Ownership of ATANU MONDAL: ATANU MANDAL son of Biswanath Mondal became the owner of land measuring 0.0543 Acres comprised in L.R Dag no 1303 in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas by way of accepting a gift from his father and uncle namely Biswanath Mondal & Ajit Mondal on 03/12/2014 by way of a Deed of Gift duly registered in the office of A.D.S.R. – Rajarhat and recorded in Book- I, CD Volume- 22, Pages- 2835 to 2857, Being no- 13369 for the Year 2014 and his name was finally published in the L.R Parcha as Rayat under L.R Khatian No 7299.

Ownership of SOMNATH MONDAL: SOMNATH MANDAL son of Biswanath Mondal became the owner of land measuring 0.04 Acres comprised in L.R Dag no 1302 & land measuring 0.0413 Acres comprised in L.R Dag No. 1303 in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas by way of accepting a gift from his father and uncle Biswanath Mondal & Ajit Mondal on 03/12/2014 by way of a Deed of Gift duly registered in the office



A.D.S.R. – Rajarhat and recorded in Book- I, CD Volume- 22, Pages- 2883 to 2905, Being no- 13370 for the Year 2014 and his name was finally published in the L.R Parcha as Rayat under L.R Khatian No 7203.

Ownership of ARPAN MONDAL: ARPAN MANDAL son of AJIT Mondal became the owner of land measuring 0.1144 Acres comprised in L.R Dag No. 1303 in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas by way of accepting a gift from his father and uncle, Ajit Mondal & Biswanath Mondal on 03/12/2014 by way of a Deed of Gift duly registered in the office A.D.S.R. – Rajarhat and recorded in Book- I, CD Volume- 22, Pages- 2906 to 2930, Being no- 13371 for the Year 2014 and his name was finally published in the L.R Parcha as Rayat under L.R Khatian No 7269.

Ownership of JAYITA SAWOO: JAYITA SAWOO W/O Ranjan Kumar Sahoo & D/O Ajit Mondal became the owner of land measuring 0.05 Acres comprised in L.R Dag No. 1303 in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas by way of accepting a gift from her father Ajit Mondal on 03/12/2014 by way of a Deed of Gift duly registered in the office A.D.S.R. – Rajarhat and recorded in Book- I, CD Volume- 22, Pages- 2817 to 2834, Being no- 13368 for the Year 2014 and his name was finally published in the L.R Porcha as Rayat under L.R Khatian No 7270

Execution of Registered Joint Development Agreement and Development Power of Attorney: Whereas, the said Atanu Mondal s/o Biswanath Mondal, Somnath Mondal, s/o Biswanath Mondal, Arpan Mondal, s/o Ajit Mondal and Jayita Sawoo, d/o Ajit Mondal the party of the SIXTEENTH, SEVENTEENTH, EIGHTEENTH AND NINETEENTH PART jointly entered into a Joint Venture Agreement with M/s Soumita Realty and Infrastructure Private Limited (the Developer) for undertaking the development of the abovementioned property and



making construction of the building/ buildings thereon and also to look after, manage, control and deal on behalf of the party of the SIXTEENTH, SEVENTEENTH, EIGHTEENTH AND NINETEENTH PART all matters connected with the development of the said property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/ spaces thereon. The said M/s Soumita Realty and Infrastructure Private Limited (the Developer) had also accepted such appointment on the terms and conditions more fully mentioned in the development agreement dated 02.05.2016 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2016 Pages from 147707 to 147759 being no152304695 for the year 2016.

The abovenamed party of the SIXTEENTH, SEVENTEENTH, EIGHTEENTH AND NINETEENTH PART have also authorized, appointed, constituted and empowered made in favour of M/s Soumita Realty and Infrastructure Private Limited (the Developer) by way of executing a Development Power of Attorney dated 06.05.2016 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2016, Pages from 151989 to 152022, being no152304824 for the year 2016.

Owner's land in the Development Project: The entire land of 0.3050 Acres mentioned hereinabove of the party of the SIXTEENTH, SEVENTEENTH, EIGHTEENTH AND NINETEENTH PART is included in the project under development.

(Report on title for the party of the Twentieth Part)

(M/s ASL Marketing Private Limited)

Whereas party of the **TWENTIETH PART**, M/s ASL Marketing Private Limited is the exclusive, absolute and recorded owner of **ALL THAT PIECE AND PARCEL** of land admeasuring 3.77 decimal equivalent to 02 Katha 04 Chhitaks 22 Sqft comprised in C.S. Dag- 1238 and 1239 corresponding to R.S Dag- 1305 and 1306 under R.S Khatian- 1693 and 1220



corresponding to L.R. Dag No- 1305 and 1306, under L.R. Khatian No- 9390 at Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, R.S No- 198, under Rajarhat-Bishnupur No. 01 Gram Panchayet within the limit of District- 24 Parganas (North). **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner.

WHEREAS, 06 Decimals of land had been recorded in equal shares, during the Revisional Survey Settlement Records of Rights in 1956, in the name of one 1) KALIPADA MONDAL son of Late Gopal Chandra Mondal, 2) KHUSIPADA MONDAL son of Late Gopal Chandra Mondal, 3) LAL BEHARI MONDAL son of Late Gopal Chandra Mondal, 4) BEDANA BALA DASI wife of Late Sitanath Mondal, and 5) LAKHI MONI DASI wife of Late Hazari Lal Mondal comprised in R.S. Dag - 1305 under R.S. Khatian- 1693, previously C.S. Dag- 1238 under C.S. Khatian- 1714,

AND

11 decimal of land had been recorded in the name of one 1) KALIPADA MONDAL son of Late Gopal Chandra Mondal, having 6 Annas 8 Ganda share, i.e. $2/5^{\text{th}}$ Share, 2) KHUSIPADA MONDAL son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda Share, i.e. $1/5^{\text{th}}$ Share, 3) LAL BEHARI MONDAL son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda share, i.e. $1/5^{\text{th}}$ Share, 4) LAKHI MONI DASI wife of Late Hazari Lal Mondal, having 3 Anna 4 Ganda share, i.e. $1/5^{\text{th}}$ Share comprised in R.S. Dag- 1306 under R.S. Khatian- 1220, previously C.S. Dag- 1239 under C.S. Khatian- 1714, in the Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat and the said record had been finally published in the records of rights in Parcha and thus they became the owners of the said property.

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AND WHEREAS, the said LAL BEHARI MONDAL, S/O Late Gopal Chandra Mondal became the owner, occupier, seized and possessed of and/ or otherwise well and sufficiently entitled to undivided 1/5th Share, or 1.2 decimal of all that landed property measuring 06 decimal comprising in C.S Dag No. 1238 under C.S Khatian No. 1714, Corresponding to R.S Dag No. 1305, under R.S Khatian No. 1693

AND

Undivided 1/4th Share or 2.75 decimal of all that landed property measuring 11 decimals comprised in C.S Dag No. 1239 under C.S Khatian No. 1714, corresponding to R.S Dag No 1306 under R.S Khatian No. 1220 in the Mouza – Reckjoani, J.L No. 13.

AND WHEREAS, said LAL BEHARI MONDAL son of Late Gopal Chandra Mondal died intestate on 1958 leaving behind his three (03) sons namely (1) DULAL MONDAL, (2) HARADHAN MANDAL, (3) KIRAN CHANDRA MANDAL and two (02) daughters namely (1) KAMALA MONDAL wife of Late Paritosh Kumar Mondal and (2) BANOMALA MONDAL wife of Surya Pada Mondal, as his legal heirs and successors in respect of his undivided 1/5th and 1/4th share in all that landed property measuring 06 decimal and 11 decimal comprising in C.S Dag No. 1238 and 1239 under C.S Khatian No. 1714, corresponding to R.S Dag No. 1305 and 1306 under R.S Khatian No. 1693 and 1220 respectively.

AND WHEREAS, said 1) KALIPADA MONDAL, 2) KHUSIPADA MANDAL, both sons of Late Gopal Chandra Mondal, 3) DULAL MONDAL, 4) HARADHAN MANDAL, 5) KIRAN CHANDRA MANDAL, all sons of Late Lal Behari Mondal, 6) BEDANA MONDAL wife of Late Sitanath Mondal, 7) LAKHI MONI DASI wife of Late Hazari Lal Mondal were enjoying their right, title, interest and possession in respect of the said 06 Decimal and 11 decimal land in

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C.S Dag- 1238 and 1239, corresponding to R.S. Dag- 1305 and 1306 under R.S Khatian- 1693 in Mouza- Reckjoani, mutually partitioned their property by virtue of a Partition Deed between themselves which was executed on 11.12.1975 and duly registered in the office of D.R - Barasat, and recorded in Book – I, Volume- 15 Pages- 81 to 90, Being no- 439 for the Year 1976 as the party of the First Part therein and was allotted Schedule “KHA”, Lot “A2” property i.e. Land measuring more or less 06 Decimal in C.S. Dag - 1238 corresponding to R.S. Dag- 1305 and 11 decimal in C.S Dag no. 1239 corresponding to R.S Dag No. 1306, in Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, under Rajarhat Bishnupur No. 1 Gram Panchayat, within the limit of District- 24 Pargana (North).

AND WHEREAS, the said **BEDANA BALA DASI** wife of Late Sitanath Mondal, was enjoying the right, title, interest and possession of her undivided $1/5^{\text{th}}$ share ALL THAT landed property measuring .06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani, and **died intestate in the year 1996 without any issue** as such her undivided $1/5^{\text{th}}$ share as per the prevailing statue of the land has been devolved upon her brother the legal heirs of Kalipada Mondal and brother Khusipada Mandal, upon the legal heirs of Lal Behari Mondal, i.e. Dulal Mondal, Haradhan Mandal, Kiran Chandra Mandal, Kamala Mondal, Banomala Mondal and Sister-in- law i.e. Lakhi Moni Dasi.

AND WHEREAS, the said **LAKHI MONI DASI** wife of Late Hazari Lal Mondal was enjoying the right, title, interest and possession of her undivided $1/4^{\text{th}}$ share ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 and her undivided $1/4^{\text{th}}$ share in 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S Khatian- 1220 in the Mouza- Reckjoani, **died intestate in the year 1999 without any issue** as such her undivided $1/4^{\text{th}}$ share in R.S Dag- 1305 and 1306 respectively as

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per the prevailing statue of the land, has been devolved upon the legal heirs of Kalipada Mondal, and brother Khusipada Mandal, upon the legal heirs of Lal Behari Mondal, i.e. Dulal Mondal, Haradhan Mandal, Kiran Chandra Mandal, Kamala Mondal And Banomala Mondal.

AND WHEREAS, the said legal heirs of Late Lal Behari Mondal, i.e; DULAL MONDAL, HARADHAN MANDAL, KIRAN CHANDRA MANDAL, KAMALA MONDAL and BANOMALA MONDAL became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to $1/3^{\text{rd}}$, i.e. 2 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani.

AND

$1/3^{\text{rd}}$, i.e. 3.66 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

AND WHEREAS, said Kamala Mondal and Bano Mala Mondal while enjoying their right, title, interest and possession in respect of $1/5^{\text{th}}$ share each, out of total 05.66 decimal gifted their entire combined $2/5^{\text{th}}$ share i.e; 02 decimal to DULAL MONDAL, HARADHAN MANDAL and KIRAN CHANDRA MANDAL, by way of Deed of Gift on 03/02/2012 and which was duly registered in the office of A.D.S.R Bidhannagar (Salt Lake) and duly recorded in Book – 1, Volume – 2, pages 9668 to 9681, being No. 01241 for the year 2012.

AND WHEREAS the said DULAL MONDAL, HARADHAN MANDAL and KIRAN CHANDRA MANDAL son of Late Lal Behari Mondal became the owner and was enjoying their right, title, interest and possession in respect of the said 05.66 Decimal i.e 02 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 06 decimal comprising in



C.S Dag No. 1238, corresponding to R.S Dag No. 1305 under R.S Khatian No. 1693 in the Mouza Reckjoani,

AND

03.66 decimal (3333 share out of 10000 share) of ALL THAT landed property measuring 11 decimals comprising in C.S Dag No. 1239, corresponding to R.S Dag No. 1306 under R.S Khatian No. 1220 in the Mouza Reckjoani.

Record of Rights in the name of Dulal Mondal, Haradhan Mandal And Kiran Chandra Mandal: *WHEREAS* during the L.R Settlement Records of Rights, L.R. Dag no- 1305 and 1306 under L.R. Khatian no- 2656, 2657 and 2658, at Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, had been recorded in the name of the said DULAL MONDAL, HARADHAN MANDAL and KIRAN CHANDRA MANDAL all sons of Late Lal Behari Mondal in respect of undivided $1/3^{\text{rd}}$, i.e. 3333 share out of 10000 share of ALL THAT landed property measuring 0.06 acres comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani and 3333 share out of 10000 share of ALL THAT landed property measuring 0.11 acres comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani, respectively and the said record had been finally published in the records of rights i.e. in L.R. Parcha and thus they became the absolute owner of the said property.

AND WHEREAS the said DULAL MONDAL and KIRAN CHANDRA MANDAL both sons of Late Lal Behari Mondal became the owners and was enjoying their right, title, interest and possession in respect of the said undivided $2/3^{\text{rd}}$ share of undivided 02 decimal i.e; 1.33 decimal and undivided $2/3^{\text{rd}}$ share of undivided 3.66 Decimal i.e; 2.44 decimal totaling to 3.77 decimal in L.R. Dag no- 1305 and 1306 respectively under L.R. Khatian no- 2656 and 2658, at Mouza- Reckjoani under Rajarhat Bishnupur No. 01 Gram Panchayat, within the limit of District- 24 Pargana (North).



Ownership of M/s ASL Marketing Private Limited: M/s ASL Marketing Private Limited purchased the abovementioned land from erstwhile owner DULAL MONDAL and KIRAN CHANDRA MANDAL both sons of Late Lal Behari Mondal on 04.01.2023 by way of executing a Deed of Conveyance duly registered in the office of A.D.S.R. – Rajarhat, New Town and recorded in Book- 1, Volume- 1523-2023, Pages- 39658 to 39682, Being no- 152300698 for the Year 2023 and became the absolute owner of land measuring 0.0377 Acres or 3.77 decimals in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas. Details of such transacted property mentioned in the chart below.

Deed/Year	Registrar Office	Mouza/ J.L No	C.S Dag No.	R.S/L.R Dag No.	Land Area (in Acres)
Book- 1, Volume- 1523-2023, Pages- 39658 to 39682, Being no- 152300698 of 2023	ADSR - Rajarhat, New Town	Reckjoani, J.L No. 13	1238	1305	0.0133
			1239	1306	0.0244
			TOTAL LAND		0.0377

Thus, by virtue of the abovementioned sale deed, M/s ASL Marketing Private Limited became the absolute owner of the land measuring 0.0377 Acres or equivalent to 3.77 Decimal be the same a little more or less comprised in R.S/L.R Dag No. 1305 and 1306 and duly recorded their name in the L.R Records of Right under L.R Khatian No. 9390 at Mouza Reckjoani, J.L No. 13, P.O + P.S - Rajarhat, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Pargana (North).



Execution of Registered Joint Development Agreement and Development Power of Attorney: Whereas, the said M/s ASL Marketing Private Limited, the party of the TWENTIETH PART entered into a Development Agreement with Development Power of Attorney with M/s Soumita Realty and Infrastructure Private Limited (the Developer) for undertaking the development of the abovementioned property and making construction of the building/ buildings thereon and also to look after, manage, control and deal on behalf of the party of the TWENTIETH PART all matters connected with the development of the said property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/spaces thereon. The abovenamed party of the FIRST PART have also authorized, appointed, constituted and empowered made in favour of M/s Soumita Realty and Infrastructure Private Limited (the Developer). The said M/s Soumita Realty and Infrastructure Private Limited (the Developer) had also accepted such appointment on the terms and conditions more fully mentioned in the 'Development Agreement with Development Power of Attorney' dated 10.08.2023 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2023 Pages from 397000 to 397038 being no152311944 for the year 2023.

Owner's land in the Development Project: The entire land of 0.0377 Acres mentioned hereinabove of the party of the First Part is included in the project under development.

(Report on title for the party of the Twenty First Part)

(M/s Soumita Projects Private Limited)

Whereas party of the **TWENTY FIRST PART**, M/s Soumita projects Private Limited is the exclusive, absolute and recorded owner of **ALL THAT PIECE AND PARCEL** of land admeasuring 0.3523 acres or 3.52 decimals equivalent to 2.12 Katha 33.79 Chhitaks 1531 Sqft more or less comprised in C.S. Dag- 1235, 1237, 1238 and 1239 corresponding to R.S Dag- 1302, 1304, 1305 and 1306 under R.S Khatian- 1693 and 1220 corresponding to L.R. Dag No-

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1302, 1304, 1305 and 1306, under L.R. Khatian No- 9390 at Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, R.S No- 198, under Rajarhat-Bishnupur No. 01 Gram Panchayet within the limit of District- 24 Parganas (North) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner.

Record of Rights in the name of Haradhan Mondal: During the L.R Settlement of Records of Rights one Haradhan Mondal son of Late Lal Behari Mondal was the recorded owner of **ALL THAT PIECE AND PARCEL** of land measuring more or less 0.02 Acres i.e. 0.00 Acres comprised in L.R Dag- 1302, 0.01 Acres comprised in L.R Dag- 1304, 0.00 acres in L.R Dag No. 1305 and 0.01 acres in L.R Dag No. 1306 at Mouza- Reckjoani, under L.R Khatian No 2657, J.L. No- 13, Police Station- Rajarhat, within the local limits of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas and his name was published in the L.R Porcha as Rayat under L.R Khatian No 2657.

Ownership of M/s SOUMITA PROJECTS PRIVATE LIMITED: M/s SOUMITA PROJECTS PRIVATE LIMITED purchased the abovementioned land from erstwhile owner Haradhan Mondal, son of Lal Behari Mondal on 16.03.2016 & 29.08.2016 by way of executing 02 (two) nos Deed of Conveyance, both registered in the office A.D.S.R. – Rajarhat Newtown, Being no- 03367 And 9265 for the Year 2016 and became the absolute owner of land measuring 0.02 Acres in Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas. Details of such transacted property mentioned in the chart below.

Deed/Year	Registrar Office	Mouza/ J.L No	R.S Dag No.	L.R Dag No.	Land Area (in Acres)
Book- I, Volume-	ADSR -	Reckjoani,	1302	1302	0.00



1523-2016, Pages- 284362 to 284387, Being no- 9265 of 2016	Rajarhat, New Town	J.L No. 13	1304	1304	0.01
Book- I, Volume- 1523-2016, Pages- 106992 to 107020, Being no- 03367 of 2016	ADSR - Rajarhat, New Town	Reckjoani, J.L No. 13	1305	1305	0.00
			1306	1306	0.01
TOTAL LAND				0.02	

Thus, by virtue of the abovementioned sale deeds, M/s Soumita Projects Private Limited, the party of the Twenty First Part of this instant report became the absolute owner of the land measuring 0.02 Acres or equivalent to 2 decimal be the same a little more or less land measuring more or less 0.02 Acres i.e. 0.00 Acres comprised in L.R Dag- 1302, 0.01 Acres comprised in L.R Dag- 1304, 0.00 acres in L.R Dag No. 1305 and 0.01 acres in L.R Dag No. 1306 at Mouza- Reckjoani, under L.R Khatian No 2657, J.L. No- 13, Police Station- Rajarhat, within the local limits of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas and his name was published in the L.R Porcha as Rayat under L.R Khatian No 2657.

Execution of Registered Joint Development Agreement and Development Power of Attorney: Whereas, the said M/s Soumita Projects Private Limited, the party of the TWENTY FIRST PART of this instant report entered into a Joint Venture agreement with M/s Soumita Realty and Infrastructure Private Limited (the Developer) for undertaking the development of the abovementioned property and making construction of the building/ buildings thereon and also to

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look after, manage, control and deal on behalf of the party of the TWENTY FIRST PART of this instant report all matters connected with the development of the said property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/ spaces thereon. The said M/s Soumita Realty and Infrastructure Private Limited (the Developer) had also accepted such appointment on the terms and conditions more fully mentioned in the development agreement dated 27.02.2017 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2017 Pages from 43789 to 43816 being no. 152301493 for the year 2017.

The abovenamed party of the TWENTY FIRST PART of this instant report have also authorized, appointed, constituted and empowered made in favour of M/s Soumita Realty and Infrastructure Private Limited (the Developer) by way of executing a Development Power of Attorney dated 23.03.2017 duly registered in the office of A.D.S.R – Rajarhat, New Town and duly recorded in Book – I, Volume 1523-2017, Pages from 68996 to 69023, being no.152302342 for the year 2017

Owner's land in the Development Project: The entire land of 0.02 Acres mentioned hereinabove of the party of the Twenty First Part is included in the project under development.

(Report on title for the party of the Twenty Second Part)

(M/s Soumita Realty and Infrastructure Private Limited)

Whereas party of the TWENTY SECOND PART of this instant report, M/s Soumita Realty and Infrastructure Private Limited is the exclusive, absolute and recorded owner of **ALL THAT PIECE AND PARCEL** of land admeasuring **0.0377** Acres lying and situated in Mouza- Reckjoani, J.L. No- 13, R.S no- 198, appertaining to C.S. Dag no- 1238 and 1239 under C.S Khatian- 1728, corresponding to R.S Dag no- 1305 and 1306 under R.S Khatian no- 1707, corresponding to L.R. Dag- 1305 and 1306 under L.R. Khatian No.- 2659, 2660, 2661, 2662.

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Police Station- Rajarhat, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Parganas (North) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owner.

WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, 06 Decimal of land had been recorded in equal shares in the name of one (1) KALIPADA MONDAL, (2) KHUSIPADA MONDAL, (3) LAL BEHARI MONDAL, all sons of Late Gopal Chandra Mondal, (4) BEDANA BALA DASI wife of Late Sitanath Mondal, and (5) LAKHI MONI DASI wife of Late Hazari Lal Mondal comprised in R.S. Dag- 1305 under R.S. Khatian- 1693, previously C.S. Dag- 1238 under C.S. Khatian- 1714, in the Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat and the said record had been finally published in the records of rights in Parcha and thus they became the owners of the said property.

AND WHEREAS said LAL BEHARI MANDAL son of Late Gopal Chandra Mondal died intestate leaving behind his three (03) sons namely DULAL CHANDRA MONDAL, HARADHAN MANDAL and KIRON CHANDRA MONDAL as his legal heirs and successors in respect to his 1/5 share of ALL THAT landed property measuring 06 comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani.

AND WHEREAS the said KALIPADA MONDAL, KHUSIPADA MONDAL & ORS were enjoying their right, title, interest and possession in respect of the said 06 Decimal in C.S Dag- 1238 presently recorded as R.S. Dag- 1305 under R.S Khatian- 1693 in Mouza- Reckjoani, mutually partitioned their property by virtue of a Partition Deed between themselves which was executed on 11.12.1975 and duly registered in the office of D.R Barasat, and recorded in Book – I, Volume- 15 Pages- 81 to 90, Being no- 439 for the Year 1976 and (1) **KALIPADA MONDAL**, (2) **KHUSIPADA MANDAL**, both sons of Late Gopal Chandra Mondal, (3)

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DULAL CHANDRA MONDAL, HARADHAN MANDAL and KIRON CHANDRA MONDAL, all sons of Late Lal Behari Mondal, (4) **BEDANA BALA DASI**, alias **BEDANA MONDAL** wife of Late Sitanath Mondal, (5) **LAKHI MONI DASI** wife of Late Hazari Lal Mondal, the party of the First Part therein (i.e. partition deed 439 of 1976) was allotted Schedule "KHA", Lot "A2" property i.e. Land measuring more or less 06 Decimal in C.S. Dag- 1238 corresponding to R.S. Dag- 1305, in Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Pargana (North) and became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/5th share of ALL THAT landed property measuring 06 Decimal by way of Deed of the said Partition being no. 439 of 1976 comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani.

AND WHEREAS the said **KALIPADA MONDAL** son of Late Gopal Chandra Mondal became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/5th share of ALL THAT landed property measuring 06 Decimal by way of Deed of the said Partition being no. 439 of 1976 comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani.

AND WHEREAS the said **KHUSIPADA MANDAL** son of Late Gopal Chandra Mondal became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to undivided 1/5th share of ALL THAT landed property measuring 06 Decimal by way of the said Deed of Partition being no. 439 of 1976 comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani.

WHEREAS during the Revisional Survey Settlement Records of Rights in 1956, 11 Decimal of land had been recorded in the name of one 1) **KALIPADA MONDAL** son of Late Gopal Chandra Mondal, having 6 annas 8 ganda share, i.e. 2/5th share, 2) **KHUSIPADA MONDAL** son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda share, i.e. 1/5th share, 3) **LAL**

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BEHARI MONDAL son of Late Gopal Chandra Mondal, having 3 Annas 4 Ganda share, i.e. $1/5^{\text{th}}$ share, 4) LAKHI MONI DASI wife of Late Hazari Lal Mondal, having 3 Annas 4 Ganda share, i.e. $1/5^{\text{th}}$ share, comprised in R.S. Dag- 1306 under R.S. Khatian- 1220, previously C.S. Dag- 1239 under C.S. Khatian- 1714, in the Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat and the said record had been finally published in the records of rights in Parcha and thus they became the owners of the said property.

AND WHEREAS said KALIPADA MONDAL MANDAL son of Late Gopal Chandra Mondal died intestate on 13.10.1988 leaving behind his wife namely 1) PROMILA BALA MONDAL, two sons namely 1) **BHOLANATH MONDAL**, 2) **DILIP MONDAL** and two daughters namely 1) **RIKTA MONDAL** wife of Mr. Rabindra Nath Mondal and 2) **ALOKA MONDAL** wife of Late Arun Mondal, as his legal heirs and successors in respect of his

- (i) undivided $1/5^{\text{th}}$ share i.e. (2000 share out of 10000 share) of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani
- (ii) and $2/5^{\text{th}}$ share i.e. 4000 shares out of 10000 shares of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

AND WHEREAS the said BEDANA BALA DASI wife of Late Sitanath Mondal, was enjoying the right, title, interest and possession of her undivided $1/5^{\text{th}}$ share ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani, died intestate in the year 1996 without any issue as such her undivided $1/5^{\text{th}}$ share as per the prevailing statue of the land has been devolved upon the legal heirs of Kalipada Mondal i.e. 1) **BHOLANATH MONDAL**, 2) **DILIP MONDAL**, 3) **RIKTA MONDAL**, 4) **ALOKA MONDAL**, and brother 5) **KHUSIPADA MANDAL**, upon the

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legal heirs of Lal Behari Mondal, i.e. 6) DULAL CHANDRA MONDAL, 7) HARADHAN MANDAL, 8) KIRON CHANDRA MONDAL, and Sister-in- law i.e. 9) LAKHI MONI DAS.

AND WHEREAS the said LAKHI MONI DAS wife of Late Hazari Lal Mondal was enjoying the right, title, interest and possession of her undivided 1/4th share ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 and her undivided 1/5th share in 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S Khatian- 1220 in the Mouza- Reckjoani, died intestate in the year 1999 without any issue as such her undivided 1/4th and 1/5th share in R.S Dag- 1305 and 1306 respectively as per the prevailing statute of the land, has been devolved upon the legal heirs of Kalipada Mondal i.e. 1) BHOLANATH MONDAL, 2) DILIP MONDAL, 3) RIKTA MONDAL, 4) ALOKA MONDAL, and brother 5) KHUSIPADA MANDAL, upon the legal heirs of Lal Behari Mondal, i.e. 6) DULAL CHANDRA MONDAL, 7) HARADHAN MANDAL, 8) KIRON CHANDRA MONDAL.

AND WHEREAS the said legal heirs of KALIPADA MONDAL, i.e. 1) **BHOLANATH MONDAL**, 2) **DILIP MONDAL**, 3) **RIKTA MONDAL**, 4) **ALOKA MONDAL**, became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to 1/3rd, i.e. 3333 share out of 10000 share of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani and 4666 share out of 10000 share of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

AND WHEREAS the said KHUSIPADA MANDAL son of Late Gopal Chandra Mondal became the owner, occupier, seized and possessed of and/or otherwise well and sufficiently entitled to 1/3rd, i.e. 3333 share out of 10000 share of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian-



1693 in the Mouza- Reckjoani and 2666 share out of 10000 share of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

Record of Rights in the name of BHOLANATH MONDAL AND ORS.: during the L.R Settlement Records of Rights, L.R. Dag no- 1305 and 1306 under L.R. Khatian no- 2659, 2660, 2661 and 2662, in Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, had been recorded in the name of the said (1) **BHOLANATH MONDAL**, (2) **DILIP MONDAL** (3) **RIKTA MONDAL** wife of Mr. Rabindra Nath Mondal and (4) **ALOKA MONDAL** wife of Late Arun Mondal, in respect of undivided $1/3^{rd}$, i.e. 3333 share out of 10000 share of ALL THAT landed property measuring 06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 under R.S Khatian- 1693 in the Mouza- Reckjoani and 4666 share out of 10000 share of ALL THAT landed property measuring 11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani, respectively and the said record had been finally published in the records of rights i.e. in L.R. Parcha and thus they became the absolute owner of the said property.

AND WHEREAS the said **BHOLANATH MONDAL** son of Late Kalipada Mandal died intestate on 17.09.2010 leaving behind his wife namely **JUTHIKA MONDAL** and 01(one) son namely **SANDIP MONDAL** and 01(one) daughter namely **DALIYA BALLAV** wife of Mr. Biswamoy Ballav, as his legal heirs and successors to his undivided 3333 share out of 10000 share and 4666 share out of 10000 share in R.S Dag- 1305 and 1306 under R.S Khatian- 1693 and 1220 corresponding to L.R. Dag- 1305 and 1306 under L.R. Khatian- 2659 respectively in Mouza- Reckjoani.

WHEREAS the said 1) **DILIP MONDAL**, s/o Late Kalipada Mondal, (2) **JUTHIKA MONDAL**, wife of Late Bholanath Mondal, (3) **SANDIP MONDAL**, s/o Late Bholanath Mondal, (4) **DALIYA BALLAV** wife of Mr. Biswamoy Ballav, and daughter of Late Bholanath



Mondal, **5) RIKTA MONDAL** wife of Mr. Rabindra Nath Mondal and **6) ALOKA MONDAL**, wife of Late Arun Mondal, by way of inheritance became the owners and was enjoying their right, title, interest and possession in respect of the said 07 Decimal i.e. 2 Decimal i.e. 3333 share out of 10000 share and 5 Decimal i.e. 4666 share out of 10000 share in L.R. Dag no- 1305 and 1306 respectively under L.R. Khatian no- **2659, 2660, 2661 and 2662**, in Mouza- Reckjoani under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Pargana (North).

OWNERSHIP OF M/s SOUMITA REALTY AND INFRASTRUCTURE PRIVATE LIMITED: M/s SOUMITA REALTY AND INFRASTRUCTURE PRIVATE LIMITED purchased the abovementioned 0.07 acres or 07 decimals of land from erstwhile owners namely (1) DILIP MONDAL, s/o Late Kalipada Mondal, (2) JUTHIKA MONDAL, wife of Late Bholanath Mondal, (3) SANDIP MONDAL, s/o Late Bholanath Mondal, (4) DALIYA BALLAV wife of Mr. Biswamoy Ballav, and daughter of Late Bholanath Mondal, (5) RIKTA MONDAL wife of Mr. Rabindra Nath Mondal and (6) ALOKA MONDAL wife of Late Arun Mondal, on 09.03.2016 by way of executing a Deed of Conveyance, registered in the office A.D.S.R. – Rajarhat Newtown, Being no- 152302568 for the Year 2016 and became the absolute owner of land measuring 0.07 Acres at Mouza- Reckjoani, J.L. No- 13, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas. Details of such transacted property mentioned in the chart below.

Deed/Year	Registrar Office	Mouza/ J.L No	C.S Dag No.	R.S/L.R Dag No.	Land Area (in Acres)
Book I, Volume – 1523-2016 Pages 81798 to 81842 Being no-	ADSR - Rajarhat, New Town	Reckjoani, J.L No. 13	1238	1305	0.0133
			1239	1306	0.0244

MASOOMA KHANAM
(ADVOCATE)



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152302568 of 2016			TOTAL LAND	0.0377
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AND WHEREAS said KHUSI PADA MANDAL son of Late Gopal Chandra Mondal died intestate on 14.02.1990 leaving behind his sole wife namely **PRATIVA MONDAL**, five (05) sons namely 1) **BIKASH MONDAL**, 2) **PRAKASH CHANDRA MONDAL**, 3) **SREEBAS CHANDRA MONDAL**, 4) **SUBASH CHANDRA MONDAL**, 5) **BIBASH CHANDRA MONDAL**, and six (06) daughters namely 1) **ALPANA MONDAL**, wife of Mr. Ram Chandra Mondal. 2) **SABITA KABASI** wife of Shibdas Kabasi, 3) **RENUKA MANDAL**, 4) **SANDHYA BISWAS** wife of Mr. Samarendra Nath Biswas, 5) **BASANTI PODDER** wife of Mr. Alope Kumar Podder, 6) **MALATI MONDAL** wife of Mr. Ranjit Kumar Mandal as his legal heirs and successors in respect of his undivided $1/3^{rd}$ share i.e. (3333 share out of 10000 share) of ALL THAT landed property measuring .06 Decimal comprising in C.S. Dag- 1238 corresponding to R.S. Dag- 1305 in the Mouza- Reckjoani and 2666 share out of 10000 share of ALL THAT landed property measuring .11 Decimal comprising in C.S. Dag- 1239 corresponding to R.S. Dag- 1306 under R.S. Khatian- 1220 in the Mouza- Reckjoani.

AND WHEREAS the said **BIKASH MONDAL** son of Late Khushi Pada Mandal died intestate on 21.07.1996 as a bachelor leaving behind his mother **PRATIVA MONDAL**, his brothers i.e. 1) **PRAKASH CHANDRA MONDAL**, 2) **SREEBAS CHANDRA MONDAL**, 3) **SUBASH CHANDRA MONDAL**, 4) **BIBASH CHANDRA MONDAL**, and his sisters i.e. 5) **ALPANA MONDAL**, 6) **SABITA KABASI**, 7) **RENUKA MANDAL**, 8) **SANDHYA BISWAS**, 9) **BASANTI PODDER**, 10) **MALATI MONDAL**, as his only legal heirs and successors to his undivided $1/12^{th}$ share in 3333 share out of 10000 share and 2666 share out of 10000 share in R.S Dag- 1305 and 1306 under R.S Khatian- 1693 and 1220 respectively in Mouza- Reckjoani.

AND WHEREAS during the L.R Settlement Records of Rights, L.R. Dag no- 1305 and 1306 under L.R. Khatian no- 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, in



Mouza- Reckjoani, J.L. no- 13, Police Station- Rajarhat, had been recorded in the name of the said 1) PRATIVA MONDAL, 2) PRAKASH CHANDRA MONDAL, 3) SREEBAS CHANDRA MONDAL, 4) SUBASH CHANDRA MONDAL, 5) BIBASH CHANDRA MONDAL, 6) ALPANA MONDAL, 7) SABITA KABASI, 8) RENUKA MANDAL, 9) SANDHYA BISWAS, 10) BASANTI PODDER, 11) MALATI MONDAL, in respect of undivided 3333 share out of 10000 share and 2666 share out of 10000 share in 06 decimals and 11 decimals respectively and the said record had been finally published in the records of rights i.e. in L.R. Parcha and thus they became the absolute owner of the said property.

AND WHEREAS the said PRAKASH CHANDRA MONDAL son of Late Khushi Pada Mandal died intestate on 29.12.2011 as a bachelor leaving behind his mother PRATIVA MONDAL, his brothers i.e. 1) SREEBAS CHANDRA MONDAL, 2) SUBASH CHANDRA MONDAL, 3) BIBASH CHANDRA MONDAL, and his sisters i.e. 4) ALPANA MONDAL, 5) SABITA KABASI, 6) RENUKA MANDAL, 7) SANDHYA BISWAS, 8) BASANTI PODDER, 9) MALATI MONDAL, as his only legal heirs and successors to his undivided 1/11th share in 3333 share out of 10000 share and 2666 share out of 10000 share in L.R. Dag- 1305 and 1306 respectively in Mouza- Reckjoani.

AND WHEREAS the said PRATIVA MONDAL wife of Late Khushi Pada Mandal died intestate on 20.02.2013 leaving behind his sons i.e. 1) SREEBAS CHANDRA MONDAL, 2) SUBASH CHANDRA MONDAL, 3) BIBASH CHANDRA MONDAL, and daughters i.e. 4) ALPANA MONDAL, 5) SABITA KABASI, 6) RENUKA MANDAL, 7) SANDHYA BISWAS, 8) BASANTI PODDER, 9) MALATI MONDAL, as her only legal heirs and successors to her undivided 1/10th share in 3333 share out of 10000 share and 2666 share out of 10000 share in L.R. Dag- 1305 and 1306 respectively in Mouza- Reckjoani.

AND WHEREAS the said SUBASH CHANDRA MONDAL son of Late Khushi Pada Mandal died intestate on 09.08.2013 leaving behind his sole wife namely BINA MONDAL and his only



son **SAYAN MONDAL** (Minor) as his only legal heirs and successors to his undivided 1/9th share in 3333 share out of 10000 share and 2666 share out of 10000 share in L.R. Dag- 1305 and 1306 respectively in Mouza- Reckjoani.

AND WHEREAS the said **SABITA KABASI** wife of Late Shibdas Kabasi died intestate on 31.03.2014 leaving behind his only son **MALAY KABASI** as her only legal heirs and successors to her undivided 1/9th share in 3333 shares out of 10000 share and 2666 share out of 10000 shares in L.R. Dag- 1305 and 1306 respectively in Mouza- Reckjoani as her husband predeceased before her.

AND WHEREAS the said 1) **SREEBAS CHANDRA MONDAL**, 2) **BINA MONDAL**, 3) **SAYAN MONDAL**, 4) **BIBASH CHANDRA MONDAL**, 5) **ALPANA MONDAL**, 6) **MALAY KABASI**, 7) **RENUKA MANDAL**, 8) **SANDHYA BISWAS**, 9) **BASANTI PODDER**, 10) **MALATI MONDAL**, by way of inheritance became the owners and was enjoying their right, title, interest and possession in respect of the said 05 Decimal i.e. .02 Decimal i.e. 3148 share out of 10000 share and .03 Decimal i.e. 2518 share out of 10000 share in L.R. Dag no- 1305 and 1306 respectively under L.R. Khatian no- **2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673**, in Mouza- Reckjoani morefully described in the schedule hereinafter under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Pargana (North).

AND WHEREAS said 1) **SREEBAS CHANDRA MONDAL**, 2) **BINA MONDAL**, 3) **SAYAN MONDAL**, 4) **BIBASH CHANDRA MONDAL**, 5) **ALPANA MONDAL**, 6) **MALAY KABASI**, 7) **RENUKA MANDAL**, 8) **SANDHYA BISWAS**, 9) **BASANTI PODDER**, 10) **MALATI MONDAL**, became the owner and was enjoying their right, title, interest and possession in respect of the said 05 Decimal in C.S Dag- 1238 and 1239 corresponding to **R.S Dag- 1305 and 1306 under R.S Khatian- 1693** corresponding to L.R. Dag No- **1305 and 1306** under L.R. Khatian No- **2663, 2664, 2665, 2666, 2667, 2668, 2669**,



2670, 2671, 2672, 2673, in Mouza- Reckjoani, under Rajarhat Bishnupur 1 no. Gram Panchayat, within the limit of District- 24 Pargana (North).

Ownership of M/s SOUMITA REALTY AND INFRASTRUCTURE PRIVATE LIMITED: M/s SOUMITA REALTY AND INFRASTRUCTURE PRIVATE LIMITED purchased the abovementioned 0.05 acres or 05 decimals of land from erstwhile owners, i.e. (1) SREEBAS CHANDRA MONDAL, (2) BINA MONDAL, (3) BIBASH CHANDRA MONDAL, (4) ALPANA MONDAL, (5) MALAY KABASI, (6) RENUKA MANDAL, (7) SANDHYA BISWAS, (8) BASANTI PODDER, (9) MALATI MONDAL by way of executing a Deed of Conveyance, registered in the office A.D.S.R. – Rajarhat Newtown, Being no- 04186 for the Year 2016 and became the absolute owner of land measuring 0.05 Acres in Mouza- Reckjoani, J.L. No- 13, L.R Dag No. 1305 and 1306 Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur- 1 Gram Panchayet, District North 24 Parganas. Details of such transacted property mentioned in the chart below.

Deed/Year	Registrar Office	Mouza/ J.L No	C.S Dag No.	R.S/L.R Dag No.	Land Area (in Acres)
Book- I, Volume- 1523-2016, Pages- 53359 to 53413, Being no- 152301486 of 2016	ADSR - Rajarhat, New Town	Reckjoani, J.L No. 13	1238	1305	0.0133
			1239	1306	0.0244
			TOTAL LAND		0.0377

Thus, by virtue of the abovementioned sale deeds, Being no- 152301486 of 2016 M/s Soumita Realty and Infrastructure Private Limited, the party of the Twenty Second Part of this instant report became the absolute owner of the land measuring 0.0377 Acres or equivalent to 3.77



decimal be the same a little more or less comprised in R.S/L.R Dag No. 1305 and 1306 and duly recorded their name in the L.R Records of Right under L.R Khatian No.2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673 at Mouza Reckjoani, J.L No. 13, P.O + P.S - Rajarhat, under Rajarhat Bishnupur- 1 Gram Panchayet, within the limit of District- 24 Pargana (North)

CONCLUSION

I have caused necessary searches in the office of ADSR – Cossipore Dumdum, ADSR Bidhannagar, ADSR Rajarhat Newtown, DR – Barasat, Registrar of Assurance – I, Kolkata and Registrar of Assurance – II, Kolkata for a period from 1956 to 2023 through concern searcher in the said registrar offices and perused the documents connected with the said property supplied by the respective owners.

Accordingly, chain of title is complete and legally passed from person to person and accordingly thereby the owners have valid marketable title over the said land and if loan is availed from any Bank/FI's, the owners are able to create equitable mortgage of the said land/plot in favour of Bank/ FI's by depositing original title deeds of the aforesaid property.

MY REPORT IS AS FOLLOWS

I have examined the title deeds relating to the scheduled property and that the documents of title referred to in my opinion are valid evidence of Right, Title and Interest. The title documents mentioned in the chain of title were executed, stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of the said present owners.

As per the available records of the concern, I found no adverse entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the abovementioned land measuring 74,000 Sqm equivalent to 1,33,200 square feet equivalent to

MASOOMA KHANAM
(ADVOCATE)



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Mob: 8981637107

CALCUTTA HIGH COURT

5.78 Acres 9.25 Bigha equivalent to 185 Katha equivalent to 5596.25 Chittacks more or less recorded in the name of above mentioned owners are free from all sort of incumbrances, charges, liabilities, liens, lispendences, attachments, of any kind whatsoever and the owners got valid, clear, absolute free and marketable title in respect of the said land.

Regards,

Masooma Khanam

(Advocate)

Date:

Place:

MASOOMA KHANAM
ADVOCATE
HIGH COURT CALCUTTA
Enrol: F395/2013