



Debjyoti Ghosh

Advocate

Contact No. (+91) 9836016301

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Ref.

Date: 25-03-2021.

TITLE REPORT

1	Name & Address of the Owner(s)	AS PER ANNEXURE A
2	Location of the land	81/5, JESSORE ROAD NORTH, MOUZA: UDAYRAJPUR, J L NO. 43, WARD NO. 5 OF MADHYAMGRAM MUNICIPALITY, DISTRICT 24 PARAGANAS (NORTH)
3	Full Description of Property	<p>Description of the property</p> <p><u>ALL THAT</u> the piece and parcel of land containing an area of 399.34 more or less decimal equivalent to 242 Cottah be the same a little more or less situate lying 81/5, Jessore Road North, Mouza: Udayrajpur, J L No. 43, Ward No. 5 Of Madhyamgram Municipality, District 24 Paraganas (North),</p> <p><u>ON THE NORTH</u> : Star Mall, Some Residential Bldg;</p> <p><u>ON THE SOUTH</u> : Abandoned Factory;</p> <p><u>ON THE EAST</u> : Some Residential Bldg;</p> <p><u>ON THE WEST</u> : Jessore Road.</p>
3.1	Nature of Immovable Property	LAND WITH DELAPYDATED STRUCTURES
3.2	Name of Gram Panchayat/ Municipality/Municipal Corporation	MADHYAMGRAM MUNICIPALITY
3.3	Nature of Ownership	1. The owners have acquired all that the piece and parcel of land containing an area of 399.34 decimal more or less equivalent to 242 Cottah be the same a little more or less situate lying 81/5, Jessore Road North, Mouza: Udayrajpur, J L No. 43, Ward No. 5 Of Madhyamgram

Residency cum Chamber-Sleeping room Apartment, Flat No. 1B, 2<sup>nd</sup> Floor, 68/159, Jessore Road, Kolkata- 700074

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			<p>Municipality, District 24 Paraganas (North), by way of conveyance through several deeds of conveyance.</p> <p>Hence, the purchasers in aggregate are entitled to all that the piece and parcel of land containing an area of 399.34 decimal more or less equivalent to 242 Cottah be the same a little more or less situate lying 81/5, Jessore Road North, Mouza: Udayrajpur, J L No. 43, Ward No. 5 Of Madhyamgram Municipality, District 24 Paraganas (North)</p>		
4		Tracing of title	AS PER ANNEXURE D		
5		Title deeds / document details under which ownership is acquired	Owner/Details of Issuing Office	Name/nature of Deed or Document	Details like Regd. etc.
	5.1	List of conveyance deeds	As per Annexure - B		



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6	List of encumbrances	1) Nature of Encumbrance :	
		Mortgage	NO
		Lien	NO
		Lease/ Tenancy	NO
		Right to specific performance under an agreement to sell	NO
		Liens/ First Charge under laws	NO
		Right of reversion to Govt.	NO
		Lispendens	NO
		2) Name of the person in whose favour encumbrance is subsisting	N.A
		3) Date on which encumbrance has come into existence.	N.A
7	View on encumbrances	On the basis of the searches made, we state that the Land is absolutely free and unencumbered.	
8	8.1 Regulatory Issues	<u>Clearly provide the following details:</u>	
		* Whether the property is affected by Land Ceiling Law:	

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			<p>Ans. NO</p> <p>* Whether the property is affected by Forest Law:</p> <p>Ans: NO</p> <p>* Whether the property is affected by litigation</p> <p>Ans: NO</p> <p>* Whether the property is affected by Urban Land Ceiling Law:</p> <p>Ans: NO</p> <p>* Whether the property if affected by Environmental Law:</p> <p>Ans: NO</p> <p>* Whether the property is affected by user restrictions under Municipal/Revenue Law:</p>
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*D.G.*



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		<b>Ans: NO</b>  <b>Any other regulatory issue relating to property:</b>  <b>Ans:NO</b>
9	List of documents/deeds provided to us & perused by us	<b>1. As per Annexure B</b>
10	Offices Searched	<p>Necessary court searching was done in respect to the vendors at Civil Judge Junior Division at Barasat and Asst. Civil Judge Senior Division at Barasat in respect to the previous owners for 12 years, wherein no adverse entry was found. This signifies that there is no litigation pending for and or against the previous owners in respect to the subject property.</p> <p>In addition, necessary searching at registry office search was also done at the ADSR Barasat, DR Barasat, &amp; RA, Kolkata in respect to the subject property wherein no entry was found to have been entered into by and on behalf of the previous owners in respect to the aforesaid property.</p>



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11	Whether the documents examined are duly stamped as per the Stamp Act.	YES
12	Certificate Examination of	This is to certify that we have examined each & every page of the documents required for giving the title clearance certificate and did not find that transactions under the document are sham and fictitious. We further certify that the stamp used on the main title deeds are presumed to be genuine and documents are duly registered.
13	RoC Search	As Per Annexure C
14	Certificate of Title	This is to certify that the title of the land of the present land Owners are clear, unencumbered and marketable without requirement of any further act or deed on their part.

Place: Kolkata.

Dated this 25<sup>th</sup> day of March, 2021.

Debjyoti Ghosh  
(ADVOCATE)  
WB/547/2009.

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**ANNEXURE A**

SERIAL NO.	PURCHASER	ADDRESS
1	Gaurav Singh	34/1N, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata - 700019
2	Suruchi Sales Pvt Ltd	A2A 111 Ganges Garden, 106, Kiran Chandra Singha Lane, P.O. & P.S. Shibpur Howrah - 711102,
3	Glossy Vintrade Pvt Ltd	8B, Loudon Street, 1 <sup>st</sup> Floor, P.O. & P.S. Shakespeare Sarani Kolkata - 700017
4	Moral Tradelinks Pvt Ltd	23B, Netaji Subhash Road, 4 <sup>th</sup> Floor, Room No. 406, P.O. GPO, P.S. Hare Street Kolkata - 700001

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5	Sanjay Kumar Osatwal HUF	4A, N C Dutta Sarani, 2 <sup>nd</sup> Floor, Unit no. 206, P.O. GPO, P.S. Hare Street, Kolkata - 700001
6	Punctual Marketing Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor, P.O. & P.S. Park Street Kolkata - 700016
7	Skylight Dealcom Pvt Ltd	1/1, Camac Street, 3 <sup>rd</sup> Floor, Suite no. 7, P.O. & P.S. Park Street, Kolkata - 700016,
8	Blackberry Vintrade Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor. P.O. & P.S. Park Street Kolkata - 700016

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9	Splendor Tradelinks Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor, P.O. & P.S. Park Street Kolkata - 700016
10	Goodlife Agencies Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor, P.O. & P.S. Park Street Kolkata - 700016
11	Waterfall Conclave Pvt Ltd	06-360, street no. 630, New Town, P.S. Rajarhat, P.O. New Town, Kolkata - 700156

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12	Sunil Chand Osatwal HUF	4A, N C Dutta Sarani, 2 <sup>nd</sup> Floor, Unit no. 206, P.O. GPO, P.S. Hare Street, Kolkata - 700001
13	Pinkrose Tieup Pvt Ltd	33A, J.L. Nehru Road, P.O. & P.S. Park Street, Kolkata - 700071
14	Evernew Agents Pvt Ltd	23B, Netaji Subhash Road, 4 <sup>th</sup> Floor, Room No. 406, P.O. GPO, P.S. Hare Street Kolkata - 700001
15	Silverpine Tracom Pvt Ltd	10/4B, Elgin Road, 1 <sup>st</sup> Floor, P.O. Lala Lajpat Raj Sarani, P.S. Bhowanipore, Kolkata - 700020
16	Accord Tie up Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor,

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		P.O. & P.S. Park Street Kolkata - 700016
17	Roy Chand Osatwal & Sons HUF	4A, N C Dutta Sarani, 2 <sup>nd</sup> Floor, Unit no. 206, P.O. GPO, P.S. Hare Street, Kolkata - 700001
18	Roy Chand Osatwal	8/1/3, Loudon Street, P.O. Park Street, P.S. Shakespeare Sarani, Kolkata - 700017
19	Brown Suppliers Pvt Ltd	22A, Biplabi P.M.B Sarani ( Haranthpur Road) Bhadrakali, P.O. Bhadrakali, P.S. Uttarpara, Uttarpara - 712232
20	Exclusive Dealcomm Pvt Ltd	23B, Netaji Subhash Road, 4 <sup>th</sup> Floor, Room No. 406, P.O. GPO, P.S. Hare Street Kolkata - 700001

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21	Ricky Osatwal	34/1U, Ballygunge Circular Road, P.O. & P.S. Ballygunge Kolkata - 700019
22	Anuja Osatwal	34/1U, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata 700020
23	Fastrier Sales Agencies Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor, P.O. & P.S. Park Street Kolkata - 700016
24	Cornflower Marketing Pvt Ltd	S, India Exchange Place, 5 <sup>th</sup> Floor, Room No. 6, P.O. GPO, P.S. Hare Street, Kolkata - 700001
25	Marigold Commotrade Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor, P.O. & P.S. Park Street Kolkata - 700016

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26	Skylight Dealmark Pvt Ltd	P.299, Unique Park, Behala, P.O. Mahindra Banerjee Road, P.S. Behala, Kolkata - 700060
27	Sunil Chand Osatwal	13, Rowland Row, Elgin Road, P.O. & P.S. Ballygunge, Kolkata - 700020
28	Aadit Osatwal	13, Rowland Row, Elgin Road, P.O. & P.S. Ballygunge, Kolkata - 700020
29	Rightchoice Vincom Pvt Ltd	32, Ezra Street, Room No. 202, P.O. GPO, P.S. Hare Street, Kolkata - 700001
30	Platinum Commtrade Pvt Ltd	99A, Park Street, 5 <sup>th</sup> Floor, P.O. & P.S. Park Street Kolkata - 700016

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31	Axiom Agencies Pvt Ltd	44/1, Rai Mohan Banerjee Road, P.O. & P.S. Baranagar, Kolkata - 700035
32	Sanjay Kumar Osatwal	34/1U, Ballygunge Circular Road, P.O. & P.S. Ballygunge, Kolkata 700020
33	Juniper Distributors Pvt Ltd	13, Netaji Subhash Road, 3 <sup>rd</sup> Floor, P.O. & P.S. Howrah, Howrah - 711101
34	Saurav Suchanti	5/1/1B, Radha Kumud Mukherjee Sarani, P.O. & P.S. Ballygunge, Kolkata - 700019
35	Debjani Osatwal	13, Rowland Row, Egin Road, P.O. & P.S. Ballygunge, Kolkata - 700020



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**ANNEXURE - B**

Sl. No	NAME	DEED	YEAR	DETAILS
1	Gaurav Singh	12639	2012	08.10.2012 A.R.A.II, KOLKATA
2	Suruchi Sales Pvt Ltd	7343	2011	08.06.2011 A.R.A. II, KOLKATA
		94	2017	09.03.2017 D.S.R II, BARASAT (DECLARATION)
3	Glossy Vintrade Pvt Ltd	7345	2011	08.06.2011 A.R.A. II, KOLKATA
4	Moral Tradelinks Pvt Ltd	7337	2011	08.06.2011 A.R.A. II KOLKATA
		90	2017	29.03.2017 D.S.R. II

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				BARASAT (DECLARATION)
5	Sanjay Kumar Osatwal HUF	12537	2012	08.10.2012 A.R.A. II KOLKATA
6	Punctual Marketing Pvt Ltd	4192	2008	23.05.2008 D.S.R. II BARASAT
		96	2017	29.03.2017 D.S.R. I BARASAT (DECLARATION)
7	Skylight Deacom Pvt Ltd	7334	2011	08.06.2011 A.R.A II KOLKATA
8	Blackberry Vintrade Pvt Ltd	4190	2008	23.05.2008 D.S.R. II N 24 PGNS
		3044	2017	29.03.2017 A.R.A. IV KOLKATA

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9	Splendor Tradelinks Pvt Ltd	4189	2008	23.05.2008  D.S.R.II  N 24 PGNS
		91	2017	29.03.2017  D.S.R. II  BARASAT  (DECLARATION)
10	Goodlife Agencies Pvt Ltd	4188	2008	23.05.2008  D.S.R. II  N 24 PGNS
		3045	2017	29.03.2017  A.R.A. IV  KOLKATA
11	Waterfall Conclave Pvt Ltd	179	2018	08.01.2018  A.R.A. IV  KOLKATA
		3047	2017	29.03.2017  A.R.A IV  KOLKATA

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12	<b>Sunil Chand Osatwal HUF</b>	14235	2012	08.10.2012 A.R.A. II KOLKATA
		97	2017	29.03.2017 D.S.R. II BARASAT (DECLARATION)
13	<b>Pinkrose Tieup Pvt Ltd</b>	7339	2011	08.06.2011 A.R.A. II KOLKATA
14	<b>Evernew Agents Pvt Ltd</b>	4184	2008	23.05.2008 D.S.R. II N 24 PGNS
		3049	2017	29.03.2017 A.R.A. IV KOLKATA
15	<b>Silverpine Tracom Pvt Ltd</b>	7335	2011	08.06.2011 A.R.A. II KOLKATA

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		3046	2017	29.03.2017 A.R.A. IV KOLKATA
16	Accord Tie up Pvt Ltd	3803	2008	23.05.2008 D.S.R. II N 24 PGNS
		92	2017	29.03.2017 D.S.R. II N 24 PGNS (DECLARATION)
17	Roy Chand Osatwal & Sons HUF	12634	2012	08.10.2012 A.R.A. II KOLKATA
18	Roy Chand Osatwal	14237	2012	08.10.2012 A.R.A. II KOLKATA
19	Brown Suppliers Pvt Ltd	7338	2011	08.06.2011 A.R.A. II KOLKATA
20	Exclusive Dealcomm Pvt Ltd	3807	2008	23.05.2008 D.S.R. II N 24 PGNS

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		98	2017	29.03.2017 D.S.R. II N 24 PGNS (DECLARATION)
21	<b>Ricky Osatwal</b>	12636	2012	08.10.2012 A.R.A. II KOLKATA
22	<b>Anuja Osatwal</b>	12633	2012	08.10.2012 A.R.A. II KOLKATA
23	<b>Fastner Sales Agencies Pvt Ltd</b>	3810	2008	23.05.2008 D.S.R. II N 24 PGNS
24	<b>Cornflower Marketing Pvt Ltd</b>	7342	2011	08.06.2011 A.R.A. II KOLKATA
		93	2017	29.03.2017 D.S.R. II N 24 PGNS (DECLARATION)
25	<b>Marigold Commtrade Pvt Ltd</b>	3812	2008	23.05.2008 D.S.R. II N 24 PGNS

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26	<b>Skylight Dealmark Pvt Ltd</b>	7341	2011	08.06.2011 A.R.A. II KOLKATA
27	<b>Sunil Chand Osatwal</b>	12640	2012	08.10.2012 A.R.A. II KOLKATA
28	<b>Aadit Osatwal</b>	12638	2012	08.10.2012 A.R.A II KOLKATA
29	<b>Rightchoice Vincom Pvt Ltd</b>	7340	2011	08.06.2011 A.R.A II KOLKATA
30	<b>Platinum Commotrade Pvt Ltd</b>	5799 3048	2008 2017	23.05.2008 D.S.R. II N 24 PGNS 29.03.2017 A.R.A. IV KOLKATA
31	<b>Axiom Agencies Pvt Ltd</b>	7344	2011	08.06.2011 A.R.A. II KOLKATA
32	<b>Sanjay Kumar</b>	14234	2012	20.11.2012

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	Osatwal			A.R.A. II KOLKATA
		95	2017	29.03.2017 D.S.R. II BARASAT
33	Juniper Distributors Pvt Ltd	7336	2011	08.06.2011 A.R.A. II KOLKATA
		3043	2017	29.03.2017 A.R.A. IV KOLKATA
34	Saurav Suchant	12645	2012	08.10.2012 A.R.A. II KOLKATA
35	Debjani Osatwal	14238	2012	08.10.2012 A.R.A. II KOLKATA
		9990	2017	29.03.2017 A.R.A. IV KOLKATA

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**ANNEXURE C**

SERIAL NO.	PURCHASER	STATUS
1	Suruchi Sales Pvt Ltd	ACTIVE
2	Glossy Vintrade Pvt Ltd	ACTIVE
3	Moral Tradelinks Pvt Ltd	ACTIVE
4	Punctual Marketing Pvt Ltd	ACTIVE
5	Skylight Dealcom Pvt Ltd	ACTIVE
6	Blackberry Vintrade Pvt Ltd	ACTIVE

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7.	Splendor Tradelinks Pvt Ltd	ACTIVE
8	Goodlife Agencies Pvt Ltd	ACTIVE
9	Waterfall Conclave Pvt Ltd	ACTIVE





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10	Pinkrose Tieup Pvt Ltd	ACTIVE
11	Evernew Agents Pvt Ltd	ACTIVE
12	Silverpine Tracom Pvt Ltd	ACTIVE
13	Accord Tie up Pvt Ltd	ACTIVE

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14	Brown Suppliers Pvt Ltd	ACTIVE
15	Exclusive Dealcomm Pvt Ltd	ACTIVE
16	Fastner Sales Agencies Pvt Ltd	ACTIVE
17	Cornflower Marketing Pvt Ltd	ACTIVE

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18	Marigold Commotrade Pvt Ltd	ACTIVE
19	Skylight Deaimark Pvt Ltd	ACTIVE
20	Rightchoice Vincom Pvt Ltd	ACTIVE
21	Platinum Commotrade Pvt Ltd	ACTIVE
22	Axiom Agencies Pvt Ltd	ACTIVE
23	Juniper Distributors Pvt Ltd	ACTIVE

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Residency cum Chamber- Swapnaguri Apartment, Flat No. 1B, 2<sup>nd</sup> Floor, 68/159, Jessore Road,  
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**ANNEXURE-D**

**(Devolution of Title)**

- a. At all material times, Ghosh's Estate Limited was the recorded owner in respect of several plots of land having a total area of 5.74 Acres (more or less) details whereof are mentioned hereunder:

C.S./R.S. Dag No..	C.S/R.S. Khatian No.	LAND AREA ( in decima)
957	84	06
958	230	33
959	84	37
960	119	39
961	136	16
963	515	26
989	29/1	03
990	29/1	117
991	107	32
992	280	31
993	29/1	47
994	280	02
994/1511	561	02



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994/1512	267	01
996	436	48
996/1479	63	53
996/1480	281 ( 280, 282)	21
996/1481	291 (91)	06
996/1482	556	05
996/1483	95	06
996/1484	164	12
996/1485	164	08
996/1486	258	17
996/1487	46	06
	TOTAL	574 Decimal

All under J.L. No. 43, Mouza: Udayrajpur, Madhyamgram P.S, Under Madhyamgram Municipality, Ward No.5, District: North 24 Paraganas ( hereinafter referred to as the said plots of land) and seized and possessed of the same.

**b.** One Sushil Chandra Ghosh son of Late Amritlal Ghosh during his life time created a family trust namely Amrita Lal Ghosh Trust (hereinafter referred to as the said Trust) and vested his shares and royalty receiving rights more fully and particularly described in schedule "A" and "B" written in the said Trust Deed and the said Trust was registered with the Registrar of Assurances, Calcutta and duly recorded in Book No. 1 Vol. No. 91 pages 151 to 165, being Deed No. 3279 for the year 1949 for the purpose of the benefit of the beneficiaries being his sons namely Asim Kumar Ghosh alias Ghose, Ajit Kumar Ghosh and Asit Kumar Ghosh named in the said Trust including the other purposes and appointed himself along with one Murari Mohan Mitra and Abani Kumar Kirty as Trustees to the said Trust.

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**c.** In terms of the provision as contained in the said Deed of Trust Dated 3<sup>rd</sup> October, 1949, said Asim Kumar Ghosh alias Ghose, Ajit Kumar Ghosh and Asit Kumar Ghosh were appointed as a Trustees after attaining the age of 18 by the continuing Trustees on 29 May, 1951, 4<sup>th</sup> August, 1954 and 20<sup>th</sup> November, 1954 respectively and the same was confirmed by the then continuing Trustee said Sushil Chandra Ghosh by a registered Deed of Confirmation duly executed on 6<sup>th</sup> June, 1955 and the same was registered in the office of the Registrar of Assurance at Calcutta and recorded in Book No.1, Volume No. 65 Pages 8 to 18 being No 2646 for the year 1955

**d.** Thus, the said Sushil Chandra Ghosh, Asim Kumar Ghosh alias Ghose, Ajit Kumar Ghosh and Asit Kumar Ghosh remained the Trustees to the aforesaid Trust.

**e.** While use and enjoyment of the said plots of land as an absolute owner thereof, said Ghosh's Estate Private Limited by a registered Deed of Conveyance dated 28<sup>th</sup> March, 1958 sold, transferred and conveyed the aforesaid plots of land unto and in favour of aforesaid "Amrita Lal Ghosh Trust" on valuable consideration as mentioned therein and the said Deed was duly registered in the office of the District Registrar 24 Paraganas and recorded in Book No. 1, Volume No.14, Pages-168 to 185 Being No. 1129 for the year 1958 and thus the said **Amrita Lal Ghosh Trust** by virtue of the aforesaid Deed of Conveyance became the absolute owner in respect of the said plots of land and seized and possessed of the same.

**f.** Said Sushil Chandra Ghosh, being the settler as well as the Trustee to the said Trust died intestate on or about 25<sup>th</sup> October, 1959 and accordingly the remaining Trustees namely Asim Kumar Ghosh alias Ghose, Ajit Kumar Ghosh and Asit Kumar Ghosh remained and continued as the Trustees to the aforesaid Trust.

**g.** While use and enjoyment of the aforesaid plots of Land, said "Amrita Lal Ghosh Trust" by four Deeds of Conveyance and all were duly registered in the office of the District Registrar North 24 Paraganas, Barasat, purchased ALL THAT the piece and parcels of adjacent land having a total area of 47.75 decimal from the then owners lying situate and comprised in C.S. Dag 995 under C.S. Khatian No. 84, Dag No. 994(P) under C.S. Khatian No. 280, C.S.Dag No.994/1511(P) under C.S.Khatian No.561, C.S. Dag No. 994/1596 under C.S. Khatian No.268 and C.S. Dag No.962 under C.S. Khatian No.30 and 31, J.L. No. 43, Mouza: Udairajpur, Police Station Barasat, under Madhyamgram Municipality, Ward No. 9 in the District: 24 Paraganas (North) and became the absolute owner thereof, the details hereof are mentioned hereinafter.

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DATE	VENDOR	PURCHASER	DETAILS OF THE DEED	R.S Dag No	AREA (In decimal)
28.05.1965	Sk. Habibur Rahman	Amritalal Ghosh Trust	Book No. 1 Volume: 81 Pgs: 280 to 285 Being No. 7545 of 1965	962	15 Dec.
04.08.1965	Ajit Kumar Ghosh	Amritalal Ghosh Trust	Book No. I Volume : 115 Pgs: 252 to 261 Being No. 10573 of 1965	994, 995, 994/1511 994/1596	3 Dec. 11 Dec. 2 Dec. 3 Dec
25.01.1967	Sk. Diljan Ali & Mst. Lutafnessa Bibi	Amritalal Ghosh Trust	Book no.1 Volume : 26 Pgs: 50 to 54 Being No. 904 of 1967	962	5 Dec.
25.01.1967	Ajit Kumar Ghosh	Amritalal Ghosh Trust	Book No. I Volume : 26 Pgs: 55 to 61 Being No. 905 of 1967	962	8.75 Dec.
			TOTAL		47.75

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					Dec.
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**h.** Thus the said Amrita Lal Ghosh Trust became the absolute owner in respect of ALL THAT piece and parcel of land commonly known as KUHUKKA Gardens having a total area of 621.75 Decimal (equivalent to 37+ Cottahs (more or less) under, Mouza: Udairajpur under Police Station: Barasat ( now Madhyamgram), District: North 24 Paraganas and became the owner thereof (hereinafter called the "said entire land").

C.S./R.S. Dag No..	C.S/R.S. Khatian No.	LAND AREA ( In decimal)
957	84	06
958	230	33
959	84	37
960	119	39
961	136	16
962	30 & 31	28.75
963	515	26
989	29/1	03
990	29/1	117
991	107	32
992	280	31
993	29/1	47
994	280	05
994/1511	561	04

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994/1512	267	01
994/1596	268	03
995	84	11
996	436	48
996/1479	63	53
996/1480	281	21
996/1481	291	06
996/1482	556	05
996/1483	95	06
996/1484	164	12
996/1485	164	08
996/1486	258	17
996/1487	46	06
	TOTAL	621.75 Decimal

i. Disputes and/or differences having been arisen between the Trustees to the said Trust with regard to the Administration and management of the said Trust, said Asim Kumar Ghosh alias Ghose, the Managing Trustee of the said "Amrita Lal Ghosh Trust" filed a suit before the Hon'ble High Court at Calcutta being Suit No. 197 of 1983 ( Asim Kumar Ghosh Vs Ajit Kumar Ghosh & Anr.) inter alia praying for administration and removal of other trustees from the office of the said Trust and appointment of new Trustees in their place and stead and for framing of a scheme for proper administration of the said Trust.

j. During the pendency of the said suit, the Hon'ble High Court at Calcutta on consent of all the parties to the said Suit passed an order vide its order dated 15<sup>th</sup> May, 1985 inter alia, declaring that the said property no longer be treated as the Trust Property and it was declared by way of a preliminary decree that the said property



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shall vest absolutely in the beneficiaries of the said "Amrita Lal Ghosh Trust" namely Sri Asim Kumar Ghose alias Ghose, Sri Ajit Kumar Ghosh and Sri Asit Kumar Ghosh having equal undivided one-third share each therein.

**k.** During the pendency of the aforesaid suit, one of the co-owner namely Sri Asit Kumar Ghosh, being the younger brother, died intestate on 17.11.1998 leaving behind him his wife namely Smt. Joyasri Ghosh and only son Sri Abhishek Ghosh, being his only legal heirs who after the demise of the said Asit Kumar Ghosh were duly substituted in the aforesaid Suit being Suit No.197 of 1983 in place of Sri Asit Kumar Ghosh and accordingly inherited his one- third share in respect of the entire land and became the joint owners thereof.

**l.** By an order dated 31st March, 2006, the Hon'ble High Court at Calcutta passed the final decree in respect of the aforesaid property and in pursuance thereof, Sri Asim Kumar Ghose alias Ghose, Sri Ajit Kumar Ghosh and legal heirs of Sri Asit Kumar Ghosh namely Smt. Joyasri Ghosh and Sri Abhishek Ghosh became the joint owners having undivided one -third share in respect of the said entire land and seized and possessed of the same.

**m.** After obtaining the said Decree from the Hon'ble High Court at Calcutta, the said owner duly registered the said Decree which was registered in the office of Registrar of Assurances at Calcutta and recorded in Book No. 1, Volume No.1 Pages 1 to 17 being No. 6089 for the year 2006.

**n.** While seized and possessed of the aforesaid entire land, the said Sri Asim Kumar Ghose alias Ghose, Sri Ajit Kumar Ghosh and legal heirs of Sri Asit Kumar Ghosh namely Smt. Joyasri Ghosh and Sri Abhishek Ghosh decided to sell, transfer and convey **ALL THAT** the piece and parcel of land measuring more or less 242 Cottahs equivalent to 399.3 Satak (out of 374 Cottahs equivalent to 621.75 Satak) at Mouza- Udayrajpur, J.L. No.43, under Madhyamgram Municipality Ward No. 10 now Ward No. 5, P.S. Barasat now Madhyamgram in the District of North 24 Paraganas the details whereof are as under:

R.S. No.	Dag	R.S. Khatian No.	L.R. Dag No.	L.R. Khatian No.	LAND AREA (In decimal)



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990	29/1	2415	3302	02
990	29/1	2437	3302	27.71
990	29/1	2438	3302	34
990	29/1	2439	3302	39
991, 992	107, 280	2440	3302	50
993, 994/1511, 994/1512, 994/1596	29/1, 561, 167	2447	3302	50
994, 995, 996(p), 996/1479	280, 127, 436, 63	2441	3302	102.59
996/1480	281	2442	3302	21
996/1481, 996/1482, 996/1483, 996/1484	291, 556, 95, 164	2445	3302	10
996/1484	164	2449		17
996/1485	164	2444	3302	08
996/1486	258	2443	3302	17
996/1487	46	2446	3302	06
		2448	3302	15
	TOTAL			399.3

and for the sake of brevity referred to as the "said land".



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o. By virtue of thirty five (35) several deeds of Conveyance, the said Sri Asim Kumar Ghosh alias Ghose, Sri Ajit Kumar Ghosh and Smt Joyasri Ghosh and Abhishek Ghosh jointly sold, transferred, conveyed, assigned and assured **ALL THAT** the piece and parcel of the said land at and for the total consideration as mentioned in the respective deeds hereunder written to different individuals and corporate entities details whereof are as under:

Sl No	Name of Plot	Name of Purchasers	Registering Office	Deed No/Year	Land Area (Decimal)
1	Plot No. A	Green Grid Projects Pvt Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No.6 Pgs. 1 to 29 Being no. 4191/2008	11.55
2	Plot No. B	Lush Estates Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 7 Pgs. 8704 to 8732 Being no. 5795/2008	11.55
3	Plot No. C	Ribbon Ferns Projects Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 Volume No. Pgs. to Being no. 3813/2008	11.55
4	Plot No. D	Ferns Forest Sales Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 Volume No. 6 Pgs. 143 to 177 Being no. 4196/2008	11.55

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5	Plot No. E	Vanilla Fields Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 6 Pgs. 89 to 117 Being no. 4194/2008	11.55
6	Plot No. F	Snow Flower Sales Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8635 to 8663 Being no. 3811/2008	11.55
7	Plot No. G	Punctual Marketing Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No.6 Pgs. 30 to 58 Being no. 4192/2008	11.55
8	Plot No. H	Splendor Tradelinks Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15735 to 15762 Being no. 4189/2008	11.55
9	Plot No. I	Platinum Commotrade Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 7 Pgs. 8776 to 8804 Being no. 5799/2008	11.55
10	Plot No. J	Vimal Jain	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 6 Pgs. 178 to 207	11.55

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				Being no. 4197/2008	
11	Plot No. K	Green Block Projects Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No.6 Pgs. 118 to 147 Being no. 4195/2008	11.55
12	Plot No. L	Marigold Commotrade Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8664 to 8694 Being no. 3812/2008	11.55
13	Plot No. M	Shimmer Land Commercial Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8485 to 8514 Being no. 3806/2008	11.55
14	Plot No. N	Rauli Trees Merchants Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15615 to 15644 Being no. 4185/2008	11.55
15	Plot No. O	Ankit Jain	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8725 to 8754 Being no. 3814/2008	11.55
16	Plot No. P	Sanjay Jain & Sons (HUF)	DSR-II, North 24	Book No.1 CD Volume No. 5	11.55

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			Paraganas	Pgs. 8575 to 8604 Being no. 3809/2008	
17	Plot No. Q	H. R. Jain & Sons (HUF)	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 6 Pgs. 59 to 88 Being no. 4193/2008	11.55
18	Plot No. R	Evernew Agents Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15583 to 15614 Being no. 4184/2008	11.55
19	Plot No. S	Exclusive Dealcomm Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8515 to 8544 Being no. 3807/2008	11.55
20	Plot No. T	Ajay Jain & Sons (HUF)	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8427 to 8454 Being no. 3804/2008	11.55
21	Plot No. U	Navin Jain & Sons (HUF)	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 2 Pgs. 15203 to 15230 Being no. 2445/2008	11.55
22	Plot No.	Hansraj Jain	DSR-II,	Book No.1	11.55

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	V		North 24 Paraganas	CD Volume No. 6 Pgs. 2352 to 2377 Being no. 4301/2008	
23	Plot No W	Atishaya Jain	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8755 to 8784 Being no. 3815/2008	11.55
24	Plot No. X	Sanjay Jain	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8545 to 8574 Being no. 3808/2008	11.55
25	Plot No. Y	Navin Jain	DSR-II, North 24 Paraganas	Book No.1 Volume No. Pgs. to Being no. 4185/2008	11.55
26	Plot No. Z	Ajay Kumar Jain	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8455 to 8484 Being no. 3805/2008	11.55
27	Plot No. A1	Swan Lake Commercial Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15555 to 1584 Being no. 4183/2008	11.55

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28	Plot No. A2	Blueorchid Projects Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8785 to 8814 Being no. 3816/2008	11.55
29	Plot No. A3	Goodlife Agencies Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15705 to 15734 Being no. 4188/2008	11.55
30	Plot No. A4	Blackberry Vintrade Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15703 to 15732 Being no. 4190/2008	11.55
31	Plot No. A5	Exclusive Dealcom Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15675 to 15704 Being no. 4187/2008	11.55
32	Plot No. A6	Fastner Sales Agencies Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8605 to 8634 Being no. 3810/2008	11.55
33	Plot No. A7	Accord Tie Up Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 8396 to 8426	11.55

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				Being no. 3803/2008	
34	Plot No. A8	Canopy Arch Estates Pvt. Ltd,	DSR-II, North 24 Paraganas	Book No.1 Volume No. Pgs. to Being no. 2365/2008	12.111
35	Plot No. A9	Ayush Jain	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 2 Pgs. 14188 to 14217 Being no. 2373/2008	6.039

**P.** Out of the above mentioned 35 owners, 25 owners sold, transferred, assigned and assured their right, title and interest in their respective plot of lands in favour of new owners the particulars whereof is enumerated hereunder :

Sl No	Name of Plot	Name of Owners	Name of New Owners	Registering Office	Deed Details	Land Area in Decimal
1	Plot No. A	Green Grid Projects Pvt Ltd.	Skylight Dealcom Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 2913 to 2931 Being no. 7334/11	11.55
2	Plot	Lush Estates	Axiom Agencies Pvt	ARA-II,	Book No.1	11.55

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No. B	Pvt. Ltd.	Ltd.	Kolkata	CD No.27	Volume	
				Pgs. 3163 to 3181		
				Being 7344/11	no	
3	Plot No. C	Ribbon Ferns Projects Pvt. Ltd.	Skylight Dealmark Pvt Ltd.	ARA-II, Kolkata	Book No.1	11.55
					CD No.27	
				Pgs. 3370 to 3388		
				Being 7341/11	no	
4	Plot No. D	Ferns Forest Sales Pvt. Ltd.	Suruchi Sales Pvt Ltd.	ARA-II, Kolkata	Book No.1	11.55
					CD No.27	
				Pgs. 3014 to 3032		
				Being 7343/11	no	
5	Plot No. E	Vanilla Fields Pvt. Ltd.	Moral Tradelinks Pvt Ltd.	ARA-II, Kolkata	Book No.1	11.55
					CD No.27	
				Pgs. 2972 to 2990		
				Being 7337/11	no	

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6	Plot No. F	Snow Flower Sales Pvt. Ltd.	Cornflower Marketing Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3389 to 3407 Being no 7342/11	11.55
7	Plot No. J	Vimal Jain	Sri Gourav Singh	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2761 to 2785 Being no 12639/12	11.55
8	Plot No. K	Green Block Projects Pvt. Ltd.	Glossy Vintrade Pvt Ltd	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3106 to 3125 Being no 7345/11	11.55
9	Plot No. M	Shimmer Land Commercial Pvt. Ltd.	Brown Suppliers Pvt Ltd	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3145 to 3162 Being no	11.55

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					7338/11	
10	Plot No. N	Rauli Trees Merchants Pvt. Ltd.	Pinkrose Tieup Pvt Ltd	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3330 to 3349 Being no 7339/11	11.55
11	Plot No. O	Ankit Jain	Sri Sunil Chand Osatwal	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2786 to 2810 Being no 12640/12	11.55
12	Plot No. P	Sanjay Jain & Sons (HUF)	Anuja Osatwal	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2636 to 2660 Being no 12633/12	11.55
13	Plot No. Q	H. R. Jain & Sons (HUF)	Sanjay Kumar Osatwal (HUF)	ARA-II, Kolkata	Book No.1 CD Volume No..... Pgs. to Being no	11.55



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					12637/12	
14	Plot No. T	Ajay Jain & Sons (HUF)	Roy Chand Osatwal & sons (HUF)	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2661 to 2685 Being no 12634/12	11.55
15	Plot No. U	Navin Jain & Sons (HUF)	Sri Saurav Suchanti	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2883 to 2907 Being no 12645/12	11.55
16	Plot No. V	Hansraj Jain	Sanjay Kumar Osatwal	ARA-II, Kolkata	Book No.1 CD Volume No.56 Pgs. 5152 to 5176 Being no 14234/12	11.55
17	Plot No. W	Atishaya Jain	Aadit Osatwal	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2735 to 2760	11.55

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					Being no 12638/12	
18	Plot No. X	Sanjay Jain	Ricky Osawat	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2686 to 2710 Being no 12636/12	11.55
19	Plot No. Y	Navin Jain	Sunil Chand Osawat (HUF)	ARA-II, Kolkata	Book No.1 CD Volume No.56 Pgs. 5220 to 5244 Being no 14235/12	11.55
20	Plot No. Z	Ajay Kumar Jain	Roy Chand Osawat	ARA-II, Kolkata	Book No.1 CD Volume No.57 Pgs. 1 to 25 Being no. 14237/12	11.55
21	Plot No. A1	Swan Lake Commercial Pvt. Ltd.	Silverpine Tracom Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 2932 to 2951	11.55

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					Being no 7335/11	
22	Plot No. A2	Blueorchid Projects Pvt. Ltd.	Rightchoice Vincem Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3350 to 3369 Being no 7340/11	11.55
23	Plot No. A8	Canopy Arch Estates Pvt. Ltd.	Juniper Distributors Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 2952 to 2971 Being no 7336/11	12.111
24	Plot No. A9	Ayush Jain	Debjani Osawat	ARA-II, Kolkata	Book No.1 CD Volume No.57 Pgs. 26 to 50 to Being no 14238/12	6.039
25	Plot No. A5	Exclusive Dealcom Pvt. Ltd.	Goldview Vanqya Pvt. Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.51 Pgs.3471 to 3485 being no	

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				12966/12	
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q. Thus by virtue of the aforesaid Deeds of Conveyance as mentioned hereinabove, the under mentioned Purchasers became the absolute owner in respect of **ALL THAT** the piece and parcel of land measuring more or less 242 Cottahs equivalent to 399.3 Satak (out of 374 Cottahs equivalent to 621.75 Satak) at Mouza- Udayrajpur, J.L. No.43, under Madhyamgram Municipality Ward No. 10 now Ward No. 5, P.S. Barasat now Madhyamgram in the District of North 24 Paraganas the details whereof are as under:

Sl No	Name of Plot	Name of Purchasers	Registering Office	Deed No./Year	Land Area (Decimal)
1	Plot No. A	Skylight Dealcom Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 2913 to 2931 Being no. 7334/11	11.55
2	Plot No. B	Axiom Agencies Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3163 to 3181 Being no 7344/11	11.55
3	Plot No. C	Skylight Dealmark Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3370 to 3388 Being no 7341/11	11.55
4	Plot No. D	Suruchi Sales Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27	11.55

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				Pgs. 3014 to 3032 Being no 7343/11	
5	Plot No. E	Moral Tradelinks Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 2972 to 2990 Being no 7337/11	11.55
6	Plot No. F	Cornflower Marketing Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3389 to 3407 Being no 7342/11	11.55
7	Plot No. G	Punctual Marketing Pvt. Ltd	DSR-II, North 24 Paraganas	Book No.1 CD Volume No.6 Pgs. 30 to 58 Being no. 4192/2008	11.55
8	Plot No. H	Splendor Tradelinks Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15735 to 15762 Being no. 4189/2008	11.55
9	Plot No. I	Platinum Commtrade Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 7 Pgs. 8776 to 8804 Being no. 5799/2008	11.55
10	Plot No.	Sri Gourav	ARA-II,	Book No.1	11.55

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	J	Singh	Kolkata	CD Volume No.50 Pgs. 2761 to 2785 Being no 12639/12	
11	Plot No. K	Glossy Vintrade Pvt Ltd	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3106 to 3125 Being no 7345/11	11.55
12	Plot No. L	Marigold Commtrade Pvt. Ltd.	DSR-II, North 24 Paragenas	Book No.1 CD Volume No. 5 Pgs. 8664 to 8694 Being no. 3812/2008	11.55
13	Plot No. M	Brown Suppliers Pvt Ltd	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3145 to 3162 Being no 7338/11	11.55
14	Plot No. N	Pinkrose Tieup Pvt Ltd	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3136 to 3340 Being no 7339/11	11.55
15	Plot No. O	Sri Sunil Chand Osatwal	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2786 to 2810 Being no 12640/12	11.55

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16	Plot No. P	Anuja Osatwal	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2636 to 2660 Being no 12633/12	11.55
17	Plot No. Q	Sanjay Kumar Osatwal (HUF)	ARA-II, Kolkata	Book No.1 CD Volume No..... Pgs. to Being no 12637/12	11.55
18	Plot No. R	Evernew Agents Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15585 to 15614 Being no. 4184/2008	11.55
19	Plot No. S	Exclusive Dealcomm Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 2 Pgs. 8515 to 8544 Being no. 3807/2008	11.55
20	Plot No. T	Roy Chand Osatwal & sons (HUF)	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2661 to 2685 Being no 12634/12	11.55
21	Plot No. U	Sri Saurav Suchanti	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2885 to 2907	11.55

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				Being no 12645/12	
22	Plot No. V	Sanjay Kumar Osawat	ARA-II, Kolkata	Book No.1 CD Volume No.56 Pgs. 5152 to 5176 Being no 14234/12	11.55
23	Plot No. W	Aadit Osawat	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2736 to 2760 Being no 12638/12	11.55
24	Plot No. X	Ricky Osawat	ARA-II, Kolkata	Book No.1 CD Volume No.50 Pgs. 2686 to 2710 Being no 12636/12	11.55
25	Plot No. Y	Sunil Chand Osawat (HUF)	ARA-II, Kolkata	Book No.1 CD Volume No.56 Pgs. 5220 to 5244 Being no 14235/12	11.55
26	Plot No. Z	Roy Chand Osawat	ARA-II, Kolkata	Book No.1 CD Volume No.57 Pgs. 1 to 25 Being no. 14237/12	11.55
27	Plot No. A1	Silverpine Tracorn Pvt	ARA-II, Kolkata	Book No.1 CD Volume No.27	11.55

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		Ltd.		Pgs. 2932 to 2951 Being no 7335/11	
28	Plot No. A2	Rightchoice Vincom Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 3350 to 3369 Being no 7340/11	11.55
29	Plot No. A3	Goodlife Agencies Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15705 to 15734 Being no. 4188/2008	11.55
30	Plot No. A4	Blackberry Vintrade Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15763 to 15792 Being no. 4190/2008	11.55
31	Plot No. A5	Goldview Vanijya Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Pgs. 15675 to 15704 Being no. 4187/2008	11.55
32	Plot No. A6	Fastner Sales Agencies Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No.1 CD Volume No. 5 Fgs. 8605 to 8634 Being no. 3810/2008	11.55
33	Plot No.	Accord Tc	DSR-II,	Book No.1	11.55

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	A7	Up Pvt. Ltd	North 24 Paraganas	CD Volume No. 5 Pgs. 8356 to 8426 Being no. 3803/2008	
34	Plot No. A8	Juniper Distributors Pvt Ltd.	ARA-II, Kolkata	Book No.1 CD Volume No.27 Pgs. 2952 to 2971 Being no 7336/11	12.111
35	Plot No. A9	Debjani Osatwal	ARA-II, Kolkata	Book No.1 CD Volume No.57 Pgs. 26 to 50 to Being no 14238/12	6.039

7. After the execution and registration of the aforesaid Deeds of Conveyance, some of the Purchasers being serial Nos. 4, 5, 6, 7, 8, 19, 20, 22, 25 and 33 mentioned in paragraph "q" hereinabove found that inadvertently LR Dag No. 2415 has been inserted in place and stead of LR Dag No. 2437. Accordingly the Purchasers being serial Nos. 4, 5, 6, 7, 8, 19, 20, 22, 25 and 33 requested the said Ajit Kumar Ghosh & Ors to execute and register respective Deed Of Declaration rectifying such error to which proposal the said Ajit Kumar Ghosh & Ors agreed and the same were registered on 29<sup>th</sup> March, 2017 the details whereof are enumerated hereunder:

Sl No	Name of Plot	Name of Purchasers	Registering Office	Deed No/Year	Land Area (Decimal)
1	Plot No. D	Suruchi Sales Pvt Ltd.	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1748 to 1770	11.55

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				Being no 150200094 For the year 2017	
2	Plot No. E	Moral Tradelinks Pvt Ltd.	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1656 to 1678 Being no 150200090 For the year 2017	11.55
3	Plot No. F	Cornflower Marketing Pvt Ltd.	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1725 to 1747 Being no 150200093 For the year 2017	11.55
4	Plot No. G	Punctual Marketing Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1794 to 1816 Being no 150200096 For the year 2017	11.55
5	Plot No. H	Splendor Tradelinks Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1679 to 1701 Being no 150200091 For the year 2017	11.55
6	Plot No.	Exclusive	DSR-II,	Book No. IV	11.55

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	S	Dealcomm Pvt. Ltd.	North 24 Paraganas	Volume No.1502-2017 Pgs. 1840 to 1862 Being no 150200098 For the year 2017	
7	Plot No. T	Roy Chand Osawatwai & sons (HUF)	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1633 to 1655 Being no 150200089 For the year 2017	11.55
8	Plot No. V	Sanjay Kumar Osawatwai	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1771 to 1793 Being no 150200095 For the year 2017	11.55
9	Plot No. Y	Sunil Chand Osawatwai (HUF)	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1817 to 1839 Being no 150200097 For the year 2017	11.55
10	Plot No. A7	Accord Tie Up Pvt. Ltd.	DSR-II, North 24 Paraganas	Book No. IV Volume No.1502-2017 Pgs. 1702 to 1724 Being no 150200092	11.55

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				For the year 2017	
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8. Similarly after the execution and registration of the Deeds of Conveyance as detailed in paragraphs "q" hereinabove, some of the Purchasers being serial Nos. 9, 18, 27, 29, 30, 34 and 35 mentioned in paragraph "q" hereinabove found that there were certain discrepancies in the quantum of land sold, transferred and conveyed in respective Dag Nos. as were mentioned in the Deeds already executed, and accordingly on being approached by the said Purchasers, the said Ajit Kumar Ghosh & Ors, after perusing the records, admitted their mistake and agreed to re-execute and transfer, convey, assign and assure in favour of the afore-mentioned Purchasers, an equal area of land measuring 11.55 satak ( 7 Cottahs) without any further consideration and the same were registered on 29<sup>th</sup> March, 2017 the details whereof are enumerated hereunder:

Sl No	Name of Plot	Name of Purchasers	Registering Office	Deed No/Year	Land Area ( Decimna l)
1	Plot No. I	Platinum Commotrade Pvt. Ltd.	ARA-IV, Kolkata	Book No.1 Volume No.1904-2017 Pgs. 121146 to 121180 Being no. 190403048 For the year 2017	11.55
2	Plot No. R	Evernew Agents Pvt. Ltd.	ARA-IV, Kolkata	Book No.1 Volume No.1904-2017 Pgs. 121041 to 121073 Being no. 190403049 For the year 2017	11.55
3	Plot No.	Silverpine Tracom Pvt	ARA-IV,	Book No.1	11.55

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	A1	Ltd.	Kolkata	Volume No.1904-2017 Pgs. 120971 to 121005 Being no. 190403046 For the year 2017	
4	Plot No. A3	Goodlife Agencies Pvt. Ltd.	ARA-IV, Kolkata	Book No.1 Volume No.1904-2017 Pgs. 121074 to 121108 Being no. 190403045 For the year 2017	11.55
5	Plot No. A4	Blackberry Vintrade Pvt. Ltd.	ARA-IV, Kolkata	Book No.1 Volume No.1904-2017 Pgs. 121006 to 121040 Being no. 190403044 For the year 2017	11.55
6	Plot No. A8	Juniper Distributors Pvt Ltd.	ARA-IV, Kolkata	Book No.1 Volume No.1904-2017 Pgs. 120935 to 120970 Being no. 190403043 For the year 2017	11.55
7	Plot No. A9	Debjani Osatwal	ARA-IV, Kolkata	Book No.1 Volume No.1904-2018 Pgs. 383517 to 383553 Being no. 190409990	6.04

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				For the year 2018	
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- t. One of the owners namely Goldview Vanijya Pvt. Ltd. by a registered Deed of Conveyance dated 8<sup>th</sup> day of January, 2018 sold, transferred and conveyed ALL THAT the piece and parcel of land admeasuring 11.55 decimals equivalent to 7 cottahs be the same a little more or less lying situate and comprised in L.R. Dag No 2441, 2449 appertaining to L.R. Khatian No.3302 in favour of Waterfall Conclave Pvt. Ltd. on valuable consideration as mentioned therein and the said Deed was duly registered in the office of the Additional Registrar of Assurance IV Kolkata and recorded in Book No. 1, Volume No. 1904-2018, Pages 24971 to25000 Being No. 00179 for the year 2018.
- u. After purchasing the aforesaid property, the present owners duly recorded their names in the concerned B.L.& L.R.O office and also recorded their names in the records of Madhyamgram Municipality.
- v. Subsequently the present owners duly applied for amalgamation of the aforesaid plots of land before the Madhyamgram Municipality accordingly the said Municipality duly amalgamated the same and the aforesaid plots of land has been numbered as Holding No. 81/5, Jessore Road North, Police Station: Madhyamgram (Formerly: Barasat), Post Office: Udayrajpur within the jurisdiction of Madhyamgram Municipality under Ward No 5 ( Formerly under Ward No. 10), Sub Registration: Barasat, District North 24 Parganas.
- w. Thus the owners whose names have been enumerated hereunder are the present owners in respect of their undivided shares in the said land and have amalgamated the aforesaid plots of land for joint development by virtue of a Amalgamation Bond dated 12<sup>th</sup> September, 2013 duly Notarized.

SERIAL NO.	NAME	LR KHATIAN	LR DAG	Mutataed Area
1	Gaurav Singh	10158	2441	0.82
			2446	0.57
			2440	10.16

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2	Suruchi Sales Pvt Ltd	10161	2440	10.88
			2437	0.23
			2438	0.22
			2439	0.22
3	Glossy Vintrade Pvt Ltd	10151	2441	7.71
			2446	3.84
4	Moral Tradelinks Pvt Ltd	10145/1	2437	3.4
			2438	3.85
			2439	4.3
5	Sanjay Kumar Osawal HUF	10159	2440	9.22
			2441	2.33
6	Punctual Marketing Pvt Ltd	7987	2437	3.4
			2438	3.85
			2439	4.3
7	Skylight Dealcom Pvt Ltd	10154	2441	11.55

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8	Blackcherry Vintrade Pvt Ltd	7983	2447	1.8
			2445	6.14
			2444	0.09
		12684	2448	3.34
9	Splendor Tradeinks Pvt Ltd	7974	2437	3.4
			2438	3.85
			2439	4.3
10	Goodlife Agencies Pvt Ltd	7977	2445	2.48
			2444	0.81
			2443	2.35
			2439	1.6
		12686	2448	4.29

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11	Waterfall Conclave Pvt Ltd	12689	2441	1.78
			2449	9.77
12	Sunil Chand Osatwal HUF	10141	2442	5.34
			2441	3.88
			2447	1.42
			2445	0.42
			2443	0.49
13	Pinkrose Tieup Pvt Ltd	10152	2441	9.14
			2442	2.41
14	Evernew Agents Pvt Ltd	7978	2438	0.45
			2439	0.44
			2440	3.29
		12685	2448	7.37

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15	Silverpine Tracom Pvt Ltd	10155	2442	6.07
			2443	4.98
		12704	2449	0.54
16	Accord Tie up Pvt Ltd	7986	2437	0.56
			2438	0.57
			2439	0.57
			2447	9.85
17	Roy Chand Osatwal & Sons HUF	10146/1	2437	3.4
			2438	3.85
			2439	4.3
18	Roy Chand Osatwal	10157	2442	6
			2443	5.49
			2445	0.2
19	Brown Suppliers Pvt Ltd	10153	2441	11.55

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			2437	3.22
20	Exclusive Dealcomm Pvt Ltd	7984	2438	3.76
			2439	4.3
			2440	0.27
21	Ricky Osatawal	10142	2440	0.56
			2441	13.66
			2442	0.33
22	Anuja Osatwal	10156	2440	0.15
			2441	11.4
			2442	
23	Fastner Sales Agencies Pvt Ltd	7973	2447	11.35
			2441	0.2
24	Cornflower Marketing Pvt Ltd	10144/1	2437	3.4
			2438	3.85
			2439	4.3

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25	Marigold Commotrade Pvt Ltd	7976	2441	11.55
26	Skylight Dealmark Pvt Ltd	10147	2440	11.55
27	Sunil Chand Osatwal	10149	2441	10.41
			2442	1.14
28	Aadit Osatwal	10160	2440	1.57
			2447	9.98
29	Rightchoice Vincon Pvt Ltd	10150	2442	0.78
			2444	7.1
			2443	3.69
30	Platinum Commotrade Pvt Ltd	7975	2437	4.14
			2438	3.1
			2439	3.71
			2440	0.6
31	Axtom Agencies Pvt Ltd	10143	2437	10.8

Residency cum Chamber- Swapnapuri Apartment, Flat No. 1B, 2<sup>nd</sup> Floor, 68/159, Jessore Road, Kolkata- 700074



*Debjyoti Ghosh*

Advocate

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			2440	0.75
32	Sanjay Kumar Osatwal	10143	2437	1.85
			2438	1.87
			2439	1.89
			2440	1
			2447	4.94
33	Juniper Distributors Pvt Ltd	12688	2441	5.42
			2449	6.59
34	Saurav Suchanti	12705	2415	2
			2438	4.78
			2439	4.77
35	Debjani Osatwal	12687	2446	1.59
			2441	4.45

**DRAFTED BY ME**  
(As Per Instruction)

*Debjyoti Ghosh*

(DEBJYOTI GHOSH)

ADVOCATE

SEALDAH CIVIL COURT

KOLKATA-700 014

WB/547/2009

Residency cum Chamber- Swapnapuri Apartment, Flat No. 1B, 2<sup>nd</sup> Floor, 68/159, Jessore Road,  
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