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Ref. No.....

Date:- 12.12.2013

**NON-ENCUMBRANCES SEARCH CERTIFICATE AND DETAILED REPORT ON TITLE**

Ref: **ALL THAT** piece and parcel of land measuring about 2017.05 Satak be the same a little more or less (as per Settlement Record of Rights 1770 Satak more or less) situated at Mouza- Raghbapur, J.L. No. 118, Police Station - Bishnupur, within the limit of Panakua Gram Panchayat, District- South 24 Parganas.

Dag No.	Area	Present Owner
1035	96 Satak	Mayfair Villa Pvt. Ltd.
1037	78 Satak	Mayfair Villa Pvt. Ltd.
1038	137 Satak	Mayfair Villa Pvt. Ltd.
1159	50 Satak	Mayfair Villa Pvt. Ltd.
1160	17 Satak	Mayfair Villa Pvt. Ltd.
1161	40 Satak	Mayfair Villa Pvt. Ltd.
1162	40 Satak	Mayfair Villa Pvt. Ltd.
1163	84.05 Satak	Mayfair Villa Pvt. Ltd.
1164	35 Satak	Mayfair Villa Pvt. Ltd.
1165	64 Satak	Mayfair Villa Pvt. Ltd.
1167	43 Satak	Mayfair Villa Pvt. Ltd.
1179	152 Satak	Mayfair Villa Pvt. Ltd.
1181	11 Satak	Mayfair Villa Pvt. Ltd.
1183	7 Satak	Mayfair Villa Pvt. Ltd.
1186	23 Satak	Mayfair Villa Pvt. Ltd.
1188	95 Satak	Mayfair Villa Pvt. Ltd.
1189	71 Satak	Mayfair Villa Pvt. Ltd.
1190	62 Satak	Mayfair Villa Pvt. Ltd.
1191	153 satak	Mayfair Villa Pvt. Ltd.
1192	31 Satak	Mayfair Villa Pvt. Ltd.
1193	57 Satak	Mayfair Villa Pvt. Ltd.

*Advocate*

Ref. No.....

Date:- 12.12.2013

1194	191 Satak	Mayfair Villa Pvt. Ltd.
1194/1294	88 Satak	Mayfair Villa Pvt. Ltd.
1194/1295	7 Satak	Mayfair Villa Pvt. Ltd.
1221	195 Satak	Mayfair Villa Pvt. Ltd.
1227	99 Satak	Mayfair Villa Pvt. Ltd.
1228	91 Satak	Mayfair Villa Pvt. Ltd.

**PRESENT OWNER** : Mayfair Villa Private Limited

I have caused necessary searches in the Additional District Sub-Registrar Office at Bishnupur, District Registrar Office at Alipore and Additional Registrar of Assurances, Kolkata, for the period from 2002 to 2013 and have inspected the settlement Records, JLRO Mutation Court Records and all other relevant documents in respect of the aforesaid Property.


My report is as follows:

**Dag No.- 1035**

1) **WHEREAS** one **DESIRE AGRO RESORTS DEVELOPMENT PRIVATE LIMITED** was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 46 Satak under be the same and/or a little more or less out of the total land measuring 2.11 acre under Mouza Raghobpur, J.L.No.118, R.S. Dag No. 1035, under Khatian No.434 within Police Station- Bishnupur, in the District of South 24-Parganas.

**AND WHEREAS** one Nilambar Chakraborty, now deceased was the recorded owner in possession of the aforesaid property under L.R. Khatian No. 434 along with other property who died intestate leaving behind him his five sons namely 1) Mrityunjoy Chakraborty, 2) Sasanka Chakraborty, 3) Gobindo Chakraborty, 4) Ardhendu Chkaraborty 5) Amalendu Chakraborty and two daughters namely 1) Purnima Chkraborty 2) Pratima Chakraborty as his legal heirs and successors in respect of the aforesaid property left by him who have become the joint owners of the said property free from all encumbrances.

**AND WHEREAS** by a Deed of sale in Bengali vernacular bearing the date of 17<sup>th</sup> March, 2004 corresponding to 3<sup>rd</sup> Chaitra, 1410 which was registered in the District Sub-Registry- IV, South 24 Parganas and recorded in Book No.1, volume No. 19, pages 3944 to 3959, being No. 05565 for the year 2010, the said 1) Mrityunjoy Chakraborty, 2) Sasanka Chakraborty, 3) Gobindo Chakraborty, 4) Ardhendu Chkaraborty 5) Amalendu Chakraborty

  
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3

Ref. No.....

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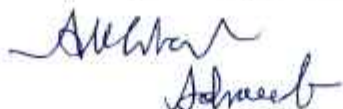
and two daughters namely 1) Purnima Chkraborty 2) Pratima Chakraborty sold, transferred and conveyed the said property free from all encumbrances under Dag No.1035, out of the total area of land measuring 2.11 Acre belong to the said Dag under Mouza - Raghobpur to **DESIRE AGRO RESORTS DEVELOPMENT PRIVATE LIMITED**, represented by its Managing Director **SRI ASHOKE KUMAR BASU**, Son of Late Amiya Kumar Basu, free from all encumbrances at and for the valuation as mentioned in the said Deed of sale and delivered possession thereof.

**AND WHEREAS** by a deed of sale dated 11.08.2010 the said **DESIRE AGRO RESORTS DEVELOPMENT PRIVATE LIMITED**, represented by its Managing Director **SRI ASHOKE KUMAR BASU**, Son of Late Amiya Kumar Basu sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 46 (Forty Six) decimals or satak out of the total area of land measuring 2.11 Acre lying and situate within R.S. Dag No. 1035 (P), corresponding to L.R. Khatian No. 434 under Mouza- Raghobpur, within Panakua Gram Panchayat, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 22, Pages from 1459 to 1475, being No. 06348 for the year 2010.

2) **WHEREAS** one Gobindo Chakraborty was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 17 Satak under L.R. Khatian No. 1148 be the same and/or a little more or less and one Smt. Purnima Chakraborty was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 33 Satak under L.R. Khatian No. 1149 be the same and/or a little more or less out of the total land measuring 2.11 acre under Mouza Raghobpur, J.L.No.118, R.S. Dag No. 1035, within Police Station- Bishnupur, in the District of South 24- Parganas.

**AND WHEREAS** one Nilambar Chakraborty, now deceased was the recorded owner in possession of the aforesaid property along with other property who by a Deed of sale in Bengali vernacular bearing the date of 7<sup>th</sup> June, 1982 corresponding to 22<sup>nd</sup> Ashar, 1389 which was registered in the District Sub-Registrar, Bishnupur, South 24 Parganas and recorded in Book No.1, volume No. 66, pages 29 to 34, being No. 5614 for the year 1982, sold, transferred and Conveyed the landed property with an area of 33 Satak free from all encumbrances under Dag No.1035, out of the total area of land measuring 2.11 Acre belong to the said Dag under Mouza - Raghobpur to Gobindo Chakraborty son of Nilambar Chakraborty free from all encumbrances at and for the consideration as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** by a Deed of Gift in Bengali vernacular bearing the date of 30<sup>th</sup> September, 1983 corresponding to 13<sup>th</sup> Ashwin, 1390 which was registered in the District Sub-Registry, Bishnupur, South 24 Parganas and recorded in Book No.1, volume No. 114, pages 204 to 209, being No. 7473 for the year 1983, the said Nilambar Chakraborty gifted,





Ref. No.....

Date:- 12.12.2013

transferred and Conveyed the landed property with an area of 33 Satak free from all encumbrances under Dag No.1035, out of the total area of land measuring 2.11 Acre belong to the said Dag under Mouza – Raghampur in favour of her daughter Purnima Chakraborty Wife of Keshab Chandra Chakraborty free from all encumbrances at and for the consideration of natural love and affection and delivered possession thereof.

**AND WHEREAS** the said Gobindo Chakraborty was seized and possessed of and sufficiently entitled to as absolute owner of the land containing an area of 17 Satak and Purnima Chakraborty was seized and possessed of and sufficiently entitled to as absolute owner of the land containing an area of 33 Satak under Dag No. 1035 in Mouza – Raghampur and the name of Gobindo Chakraborty has been recorded in L.R. Khatian No.1148 containing an area of 17 Satak and the name of Purnima Chakraborty has been recorded in L.R. Khatian No.1149 containing an area of 33 Satak.

**AND WHEREAS** by a deed of sale dated 11.08.2010 the said 1) Gobindo Chakraborty and 2) Purnima Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 50 satak belonged to R.S. Dag No. 1035 (P), corresponding to L.R. Khatian No. 1148 and 1149 under Mouza- Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 22, Pages from 1494 to 1512, being No. 06350 for the year 2010.

**Dag No.- 1038 & 1159**

**WHEREAS** one Sri Nantu Makal was the owner in possession of **ALL THAT** piece and parcel of land containing an area of 37 Satak under Dag No. 1038 R.S. Khatian No. 380 corresponding to L.R. Khatian No. 395, J.L. No.118, R.S. No. 211 within Mouza – Raghampur who purchased the same along with other property by a Deed of Sale in Bengali Vernacular bearing the date of 5<sup>th</sup> October, 1976 corresponding to 19<sup>th</sup> Kartick, 1383 which was registered in the office of the Sub Registrar at Bishnupur and recorded in Book No.I, Volume No. 95, pages 144 to 147 being No. 9038 for the year 1976.

**AND WHEREAS** the said Nantu Makal died intestate leaving behind him the following person as his legal heirs and successors in respect of the property left by him.

- 1) Panchibala Makal, wife of Late Nantu Makal
- 2) Nabin Makal son of Late Nantu Makal
- 3) Dilip Makal son of Late Nantu Makal
- 4) Uttam Makal son of Late Nantu Makal
- 5) Kalpana Mondal wife of Late Nishikanta Mondal
- 6) Tukurani Mondal wife of Sri Panchuram Mondal

  
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5

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** after the death of said Nantu Makal, his aforesaid legal heirs have became the joint owner of the property left by their predecessor in interest Nantu Makal.

**AND WEHREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 11<sup>th</sup> March 2008 corresponding to 27<sup>th</sup> Falgun 1414 the said 1) Panchibala Makal, 2) Nabin Makal, 3) Dilip Makal, 4) Uttam Makal, 5) Kalpana Mondal, 6) Tukurani Mondal sold transferred and conveyed all that area of land containing an area of 37 Satak out of the total land area of 1-37 Satak belong to Dag No.1038 under R.S. Khatian No.395 corresponding to L.R. Khatian No.380 along with other property under Mouza Raghobpur, J.L. 118, A.D.S.R. Office Bishnupur, Paragana Magura, Touzi No.3, 5, 1162 to Sri Swapan Kumar Bhuia and Sri Nirmal Bhuia at for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the Sub-Registrar Bishnupur and recorded in Book No. I, Deed No.2340, for the year 2010.

**AND WHEREAS** one Lalit Kumar Rung was the owner in possession of **ALL THAT** piece and parcel of land measuring about 16 ½ satak comprising with Mouza – Raghobpur, J.L. No.118 Touzi No.3, 5, 1162, under Dag No.1038 corresponding to R.S. Khatian No.395 who acquired the said property by virtue of a Deed of Gift dated 24.09.1975 vide Deed No.11542 of 1975 registered with Bishnupur Sub-Registry Office from Kalobala Bhuia, and recorded his name in L.R. Khatian No.824 in respect of the said property.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 9<sup>th</sup> October, 2002 corresponding 22<sup>nd</sup> Aswin, 1409, the said Lalit Kumar Rung sold transferred and conveyed the said property measuring about 16 ½ satak to Sri Swapan Kumar Bhuia and Sri Nirmal Bhuia both sons of Adhir Chandra Bhuia. The said Deed of Sale was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.I, Volume No.43, pages 27 to 30 being No.3787 for the year 2002.

**AND WHEREAS** the name of Swapan Kumar Bhuia has been recorded in the Settlement of rights under L.R. Khatian No. 1331 measuring an area of 8 satak and the name of Nirmal Bhuia has been recorded in the Settlement of rights under L.R. Khatian No. 1332 measuring an area of 8 satak.

**AND WHEREAS** one Pouribala Rung was the owner in possession of **ALL THAT** piece and parcel of land situated under Mouza – Raghobpur, J.L. No.118, Dag No.1038 corresponding to L.R. Khatian No.395 containing an area of 27<sup>2</sup>/<sub>5</sub> Satak who acquired the said property by virtue of inheritance and while she was in possession, she by a Deed of Sale in Bengali Vernacular bearing the date of 22<sup>nd</sup> November, 1975 corresponding 5<sup>th</sup> Agrayan, 1382 sold, transferred and conveyed the said property along with Other property to Smt. Kalobala Bhuia wife of Adhir Chandra Bhuia at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the Sub –Registrar

  
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6

Ref. No.....

Date:- 12.12.2013

Bishnupur are recorded in Book No.I, Volume No.128, Pages 243 to 246 being No.12435 for the year 1975.

**AND WHEREAS** one Malina Bala Bag wife of Sri Baburam Bag, was the owner in possession of the property comprising with Dag No. 1038 corresponding to L.R. Khatian No.395, under Mouza - Raghobpur, containing an area of 33 Satak who acquired the same by virtue of a Deed of Sale dated 23.09.1975 registered with the Bishnupur Registry Office and recorded in Book No.I, Volume No.115, Pages 175 to 177, Being No.11498 for the year 1975.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 21<sup>st</sup> May, 1979 corresponding to 6th Jaistha, 1386 the said Malina Bala Bag sold transferred and conveyed the said property containing an area of 33 Satak under Dag No.1038 to Adhir Chandra Bhuia, son of Late Purna Chandra Bhuia and delivered possession thereof. The said Deed of Sale was registered in the office of the District Sub-Registrar at Bishnupur and recorded in Book No.I, Volume No.45, pages 113 to 116 being No.3592 for the year 1979 and delivered possession thereof.

**AND WHEREAS** by another Deed of Sale in Bengali Vernacular bearing the date of 29 July, 1978 corresponding to 12th Sraban, 1385 the said Adhir Chandra Bhuia purchased all that piece and parcel of land comprising with an area of 21 Satak under Dag No. 1038 corresponding to Khatian No.395 along with other properties in Mouza Raghobpur from Sishu Bala Bodhak, wife of Late Gosta Bodhak and Smt. Kalobala Bhuia, wife of Sri Adhir Chandra Bhuia who got the said property by virtue of inheritance. The said Deed of Sale was registered in the office of the Sub-Registrar at Bishnupur and recorded in Book No.I, Volume No. 69, Pages 45 to 48 being No. 5336 for the year 1978.

**AND WHEREAS** the name of Smt. Kalobala Bhuia has been recorded in the Settlement of rights under Dag No. 1038 corresponding to L.R. Khatian No. 174 measuring an area of 65 satak and the name of Adhir Chandra Bhuia has been recorded in the Settlement of rights under L.R. Khatian No. 26 measuring an area of 18 satak.

**AND WHEREAS** the said 1) Adhir Chandra Bhuia, 2) Kalobala Bhuia, 3) Swapan Kumar Bhuia and 4) Nirmal Bhuia were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 137 Satak within the entire area of land 137 satak belonged to R.S. Dag No. 1038, corresponding to L.R. Khatian No. 26, 174, 1331, 1332 and 380 under Mouza Raghobpur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas and the name of the said 1) Adhir Chandra Bhuia, 2) Kalobala Bhuia, 3) Swapan Kumar Bhuia and 4) Nirmal Bhuia were recorded in the Settlement Record of Rights in respect of the said property and have been enjoying and Possessing the said Property free from all encumbrances.

  
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7

Ref. No.....

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**AND WHEREAS** by a deed of sale dated 05.05.2011 the said 1) Adhir Chandra Bhuia, 2) Kalobala Bhuia , 3) Swapan Kumar Bhuia and 4) Nirmal Bhuia sold, transferred and conveyed **ALL THAT** piece and parcel of land measriung about 137 satak belonged to R.S. Dag No. 1038, corresponding to L.R. Khatian No. 26, 174, 1331, 1332 and 380 under Mouza Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24-Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 12, Pages from 4054 to 4074, being No. 03420 for the year 2010.

**AND WHEREAS** by a deed of sale dated 05.05.2011 the said 1) Adhir Chandra Bhuia, 2) Kalobala Bhuia , 3) Swapan Kumar Bhuia and 4) Nirmal Bhuia sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 50 satak belonged to R.S. Dag No. 1159, corresponding to L.R. Khatian No. 26 under Mouza- Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 12, Pages from 4075 to 4094, being No. 03421 for the year 2010.

**Dag- 1037**

1) **WHEREAS** the Tarun Kumar Makal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1037 appertaining to L.R. Khatian No. 302 corresponding to R.S. Khatian No. 382 containing an area of 39 Satak within Police Station- Bishnupur, in the District of South 24 -Parganas in the State of West Bengal.

**AND WHEREAS** the said Property was belonged to One Tapaswi Kumar Barui, daughter of Late Surendranath Barui of Raghampur , Police Station-Bishnupur, District-24 Parganas (South) who purchased the same by by two separate Deed of Sale dated 4.2.1972 and 28.01.1972 respectively registered with Bishnapur Sub-Registry Office and recorded in Book No. - I, Volume No. 105, pages - 219 to 222, being No. 10388 for the year 1972 from Amulya Makal and Others and Mokshada Makal and Vide Book No. - I, Volume No. 9, pages - 241 to 243, being No. 632 for the year 1972 from Dwarika Nath Sinha respectively and duly mutated his name in the Settlement record of rights with the settlement Office in R.S. Khatian No.302 under Dag No.1037 of Mouza- Raghampur in respect of the said property.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 1<sup>st</sup> day Of July , 1997 corresponding to 16thAsar , 1404 which was registered in the office of the Additional District Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.- 21, pages 257 to 262, being No. 1952 for the year 1997, the said Tapaswi Kumar Barui sold, transferred and Conveyed **ALL THAT** piece and parcel of land measuring 39 Satak be

  
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8

Ref. No.....

Date:- 12.12.2013

the same and/or a little more or less out of total area of land measuring 78 Satak belonged to the said Dag under Mouza Raghampur, J.L.No.118, comprising with R.S. Dag No. 1037 appertaining to L.R. Khatian No. 302 corresponding to R.S. Khatian No. 382 within Police Station- Bishnupur, in the District of South 24 –Parganas in favour of Prafulla Kumar Kazi, at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispendens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by a deed of sale dated 16.07.2009 the said Tarun Kumar Makal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 39 satak be the same a little more or less out of total area of land 78 Satak belonged to R.S. Dag No. 1037, corresponding to L.R. Khatian No. 302, R.S. Khatian No. 382 under Mouza Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 12, Pages from 3813 to 3828, being No. 03911 for the year 2009.

2) **WHEREAS** Khitindra Nath Isar was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1037 appertaining to L.R. Khatian No. 1050, containing an area of 39 Satak within Police Station- Bishnupur, in the District of South 24 –Parganas in the State of West Bengal.

**AND WHEREAS** by a deed of sale dated 14.08.2009 the said Khitindra Nath Isar sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring about 39 satak be the same a little more or less out of total area of land 78 Satak belonged to R.S. Dag No. 1037, corresponding to L.R. Khatian No. 1050 under Mouza Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 14, Pages from 3752 to 3765, being No. 04525 for the year 2009.

**Dag No. 1160 and 1161**

1) **WHEREAS** Belpati Mondal was the recorded owner in possession of **ALL THAT** piece and parcel of land situated at Mouza – Raghampur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211 containing an area of 17 Satak in Dag No.1160 and further containing an area of 40 Satak in Dag No.1161, both under Khatian No.645 Police Station – Bishnupur, District 24 Parganas (South) who died intestate leave behind him his husband Dudh Kumar Mondal, three sons Bhopal Mondal, Anil Mondal and Atal Mondal and one daughter Saraswati Jele, wife of Susanta Jele as his legal heirs and successors in respect to the estate left by him.

*Ashok*  
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9

Ref. No. ....

Date: - 12.12.2013

**AND WHEREAS** the said Bhupal Mondal and Duddkumar Mondal were seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 6.8 Satak out of the total land area of 17 Satak comprised in R.S. Dag No.1160, Khatian No.645 under Mouza - Raghahpur, J.L. No.118, within Police Station - Bishnupur, in the District of South 24 Parganas and further land measuring 16 Satak out of the total land area of 40 Satak comprised in R.S. Dag No.1161 under Khatian No.645 within Mouza - Raghahpur, J.L. No.118 within Police Station - Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 08.01.2010 the said Bhupal Mondal and Duddkumar Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring about 6.8 satak be the same a little more or less out of total land area 17 Satak comprised in R.S. Dag No. 1160, corresponding under Khatian No. 645 under Mouza Raghahpur, J.L.No.118, within Police Station- Bishnupur in the District of South 24 Parganas and further land measuring 16 Satak out of the total land area of 40 Satak comprised in R.S. Dag No.1161 under Khatian No.645 within Mouza - Raghahpur, J.L. No.118 within Police Station - Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances to Masfaiar Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar- IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 1, Pages from 2255 to 2270, being No. 00121 for the year 2010.

2) **WHEREAS** Belpati Mondal was the recorded owner in possession of **ALL THAT** piece and parcel of land situated at Mouza - Raghahpur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211 containing an area of 17 Satak in Dag No.1160 and further containing an area of 40 Satak in Dag No.1161, both under Khatian No.645 Police station - Bishnupur, District - 24 Parganas (South) who died intestate leave behind him his husband Dudd Kumar Mondal (now deceased), three sons Bhopal Mondal, Anil Mondal and Atal Mondal and one daughter Saraswati Jete as his legal heirs and successors in respect to the estate left by her.

**AND WHEREAS** the said Saraswati Jete, daughter of abovemented Late Belpati Mondal was seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 3.4 Satak out of the total land area of 17 Satak comprised in R.S. Dag No.1160, Khatian No.645 under Mouza - Raghahpur, J.L. No.118 within Police Station - Bishnupur, in the District of South 24 Parganas and further land measuring 8 Satak out of the total land area of 40 Satak comprised in R.S. Dag No.1161, under Khatian No.645 within Mouza Raghahpur, J.L. No.118 within Police Station - Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 29.01.2010 the said Saraswati Jete sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring about 3.4 satak be the same a little more or less out of total land area 17 Satak comprised in R.S. Dag



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10

Ref. No.....

Date:- 12.12.2013

No. 1160, corresponding under Khatian No. 645 under Mouza Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas and further land measuring 8 Satak out of the total land area of 40 Satak comprised in R.S. Dag No.1161 under Khatian No.645 within Mouza – Raghampur, J.L. No.118 within Police Station – Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 2, Pages from 3412 to 3426, being No. 00483 for the year 2010.

3) **WHEREAS** Belpati Mondal was the recorded owner in possession of **ALL THAT** piece and parcel of land situated at Mouza – Raghampur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211, containing an area of 17 Satak in Dag No.1160 and further containing an area of 40 Satak in Dag No.1161, both under Khatian No.645 Police Station – Bishnupur, District 24 Parganas (South) who died intestate leave behind him his husband Dudh Kumar Mondal, since deceased, three sons Bhopal Mondal, Anil Mondal and Atal Mondal and one daughter Saraswati Jele, wife of Susanta Jele as his legal heirs and successors in respect to the estate left by him.

**AND WHEREAS** the said Anal Mondal and Atal Mondal were seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 6.8 Satak out of the total land area of 17 Satak comprised in R.S. Dag No.1160, Khatian No.645 under Mouza Raghampur, J.L. No.118, within Police Station – Bishnupur, in the District of South 24 Parganas and further land measuring 16 Satak out of the total land area of 40 Satak comprised in R.S. Dag No.1161 under Khatian No.645 within Mouza Raghampur, J.L. No.118, within Police Station – Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 19.02.2010 the said Anal Mondal and Atal Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring about 6.8 satak be the same a little more or less out of total land area 17 Satak comprised in R.S. Dag No. 1160, corresponding under Khatian No. 645 under Mouza Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas and further land measuring 16 Satak out of the total land area of 40 Satak comprised in R.S. Dag No.1161 under Khatian No.645 within Mouza – Raghampur, J.L. No.118 within Police Station – Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 4, Pages from 2889 to 2904, being No. 01028 for the year 2010.

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11

Ref. No.....

Date:- 12.12.2013

**Dag No. 1162**

**WHEREAS** one Abdul Khalek Gazi was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land under Mouza Raghobpur, J.L. No.118, comprising with R.S. Dag No. 1162 appertaining to L.R. Khatian No.87 containing an area of 40 Satak within Police Station - Bishnupur, in the District of South 24 Parganas in the State of West Bengal.

**AND WHEREAS** one Mosammat Bamnibibi wife of Jonab Serarali Gazi was the owner in possession of all that piece and parcel of land measuring about 23- $\frac{1}{2}$  satak out of the total land of 40 satak comprising in R.S. Dag No.1162 under R.S. Khatian No.400 in Mouza - Raghobpur, J.L. No.118, Police Station-Bishnupur, District - South 24 Parganas who purchased the same by a Deed of Sale dated 09.01.1976 registered with Bishnupur Sub-Registry Office and recorded in Book No.I, Volume No.3, Pages 184 to 186 Being No.174 for the year 1976 from Smt. Dipali Natu and was enjoying the same free from all encumbrances.

**AND WHEREAS** one 1) Sri Laxmi Kanta Gayen 2) Sri Nilkanta Gayen 3) Sri Srikanta Gayen all sons of Sri Philip Gayen was the absolute owner of all that piece and parcel of land measuring about 16- $\frac{1}{2}$  satak out of the total land of 40 satak comprising in Dag No.1162 under R.S. Khatian No.400 in Mouza - Raghobpur, J.L. No.118, Police Station - Bishnupur, District - South 24 Parganas who purchased the same by a Deed of Sale dated 18.1.85 registered with the Bishnupur Sub-Register Office and recorded in Book No.1, Volume No.4, Pages 453 to 457 Deed No.379 of 1985 from Chandra Gupta Dhara Son of Late Ramchandra Dhara and was enjoying the same free from all encumbrances.

**AND WHEREAS** by a Deed of Sale Bengali vernacular bearing the date of 2<sup>nd</sup> day of May, 1988 corresponding to 19<sup>th</sup> Baisakh, 1395 which was registered in the office of the Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.31, Pages 141 to 146 being No.2489 for the year 1988, the said Mosammat Bamani Debi sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 23  $\frac{1}{2}$  (Twenty three and half) Satak out of 40 Satak be the same and/or a little more or less under Mouza - Raghobpur, J.L. No.118, comprising with R.S. Dag No.1162 appertaining to R.S. Khatian No.400 within Police Station - Bishnupur in the District of South 24 Parganas in favour of Abdul Khalek Gazi, at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges lines, lispendense attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by another Deed of Sale in Bengali Vernacular bearing the date of 22<sup>nd</sup> day of February, 1990 corresponding to 9<sup>th</sup> Phalgun, 1396 which was registered in the office of the Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.13, Pages 57 to 64 being No.1003 for the year 1990 the said Sri Lakshmikanta Gayen, Sri Nilkanta Gayen and Sri Srikanta Gayen all sons of Philip Gayen sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 16  $\frac{1}{2}$  (Sixteen and half) Satak out

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12

Ref. No.....

Date:- 12.12.2013

of 40 Satak be the same and/or a little more or less under Mouza Raghampur, J.L. No.118 comprising with R.S. Dag No.1162 appertaining to R.S. Khatian No.400 within Police Station - Bishnupur in the District of South 24 Parganas in favour of Abdul Khalek Gazi at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispendense attachments crusts whatsoever or howsoever.

**AND WHEREAS** the said Abdul Khalek Gazi duly mutated his name in the Settlement Record of Rights in respect of his aforesaid properties along with other property.

**AND WHEREAS** by a deed of sale dated 18.06.2009 the said Abdul Khalek Gazi sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 40 Satak be the same and/or a little more or less under Mouza Raghampur, J.L. No.118 comprising with R.S. Dag No.1162 appertaining to L.R. Khatian No. 87 corresponding to R.S. Khatian No.400 within Police Station - Bishnupur in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No.9, Pages from 2031 to 2048, being No. 03151 for the year 2009.

**Dag - 1163 and 1164**

1) **WHEREAS** one William Makal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1163 appertaining to L.R. Khatian No. 111 containing an area of 51 Satak within Police Station- Bishnupur, in the District of South 24- Parganas in the State of West Bengal and his name was recorded in the Settlement L.R. Record of Rights in respect of the said property.

**AND WHEREAS** by a deed of sale dated 16.07.2009 the said William Makal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 51 satak be the same a little more or less out of total area of land 84 Satak comprising within R.S. Dag No. 1163, appertaining to L.R. Khatian No. 111, under Mouza Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 12, Pages from 4163 to 4178, being No. 03913 for the year 2009.

2) **WHEREAS ALL THAT** piece and parcel of Sali land measuring 33 Satak be the same and/or a little more or less out of the total area of land measuring about 84 Satak under Mouza Raghampur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1163 under R.S. Khatian 227 within Police Station- Bishnupur, in the District of South 24 -Parganas belonged to one Sasti Charan Chakraborty, Son of Late Panchu Chakraborty who purchased the said property by a Deed of Sale dated 22.12.1967 registered with the Office of the Additional District Sub-

  
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13

Ref. No.....

Date:- 12.12.2013

Registrar at Bishnupur, 24 Parganas(south) and recorded in Book No.1, volume No.161, pages 207 to 213, being No.14,440 and thereafter sold, transferred and conveyed said property to Sri Sachindra Nath Roy, Sri Ranjit Kumar Roy, Sri Sujit Kumar Roy and Sri Biswajit Roy, each having  $\frac{1}{4}$  share of sold property in their favour, all Sons Of Late Debendra Natrh Roy by a Deed of Sale dated 08.11.82. registered with the Office of the Additional District Sub-Registrar at Bishnupur, 24 Parganas(south) and recorded in Book No.1, volume No.103, pages 270 to 294, being No.8263 for the year 1982.

**AND WHEREAS ALL THAT** piece and parcel of land measuring 33 Satak be the same and/or a little more or less as per record of rights 35 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1164 under R.S. Khatian 227 within Police Station- Bishnupur, in the District of South 24 -Parganas belonged to one Nagendra Nath Ishar who owned and possessed the aforesaid landed property along with other landed properties as the absolute owner and possessor.

**AND WHEREAS** by a Deed of Sale dated 13.12.74. registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-166, pages 83 to 86, being No. 14894 for the year 1974, the said Nagendra Nath Isar sold, transferred and Conveyed free from all encumbrances the said Property to Sri Sachindra Nath Roy, Sri Ranjit Kumar Roy, Sri Sujit Kumar Roy and Sri Biswajit Roy, each having  $\frac{1}{4}$  share of sold property in their favour, all Sons Of Late Debendra Natrh Roy under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S. Dag No. 1164 under R.S. Khatian 227 within Police Station- Bishnupur, in the District of South 24 -Parganas at or for the consideration as mentioned in the said Deed Of Sale free from all encumbrances, charges liens, lispensens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 16th day Of November, 1995 corresponding to 29<sup>th</sup> Kartic, 1402, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-5, pages 29 to 32, being No. 321 for the year 1997, the said Sujit Kumar Roy sold, transferred and Conveyed his  $\frac{1}{4}$ <sup>th</sup> share of total property comprising with **ALL THAT** piece and parcel of land measuring  $8 \frac{1}{4}$  Satak be the same and/or a little more or less within the land area of 35 satak to Sri Sujit Kumar Roy, Son Of Late Debendra Natrh Roy under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S. Dag No. 1164 under R.S. Khatian 227 within Police Station- Bishnupur, in the District of South 24 -Parganas in favour of Smt. Banasree Roy, Wife of Sri Ranjit Roy, at or for the consideration as mentioned in the said Deed Of Sale free from all encumbrances, charges liens, lispensens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by a Deed of Gift in Bengali vernacular bearing the date of 6th day Of June, 2001 corresponding to 23rd Jaistha, 1408, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume

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Ref. No.....

Date:- 12.12.2013

No.-28, pages 317 to 320, being No. 2568 for the year 2001, the said Biswajit Roy gifted, transferred and Conveyed in favour of his own brother Ranjit Kumar Roy, Son Of Late Debendra Nath Roy his 1/4<sup>th</sup> share of total property comprising with **ALL THAT** piece and parcel of land measuring 8 ¼ Satak be the same and/or a little more or less within the land area of 35 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S. Dag No. 1164 under R.S. Khatian 227 corresponding to L.R. khatian No.631 **AND FURTHER ALL THAT** piece and parcel of Sali land measuring 8 ¼ Satak be the same and/or a little more or less within the land area of 84 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S. Dag No. 1163 under R.S. Khatian 227 corresponding to L.R. Khatian No.631 within Police Station- Bishnupur, in the District of South 24 -Parganas at or for the consideration of natural love and affection free from all encumbrances, charges liens, lispens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by a deed of sale dated 29.01.2010 the said Ranojit Roy and Banashri Roy sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 16 ½ Satak be the same and/or a little more or less within the land area of 84 satak belonged to R.S. Dag No. 1163 under R.S. Khatian 227 corresponding to L.R. Khatian No.631 under Mouza Raghampur, J.L.No.118, R.S. No.211, Touzi No.3, 5,1162 within Police Station- Bishnupur, in the District of South 24 -Parganas **AND FURTHER ALL THAT** piece and parcel of Sali land measuring 25 ¼ Satak be the same and/or a little more or less within the land area of 35 satak belonged to R.S. Dag No. 1164 under R.S. Khatian 227 corresponding to L.R. Khatian No.631 under Mouza Raghampur, J.L.No.118, R.S. No.211, Touzi No.3, 5,1162 within Police Station- Bishnupur, in the District of South 24 -Parganas both within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, being No. 484 for the year 2010.

3) **WHEREAS ALL THAT** piece and parcel of Sali land measuring 33 Satak out of the total area of land measuring about 84 Satak under Mouza Raghampur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1163 under R.S. Khatian No. 184 within Police Station- Bishnupur, in the District of South 24 -Parganas belonged to one Sasti Charan Chakraborty, Son of Late Panchu Chakraborty who purchased the said property by a Deed of Sale dated 22.12.1967 registered with the Office of the Additional District Sub-Registrar at Bishnupur, 24 Parganas(south) and recorded in Book No.1, volume No.161, pages 207 to 213, being No.14440 and thereafter sold, transferred and conveyed the said property to Sri Sachindra Nath Ray, Sri Ranjit Kumar Roy, Sri Sujit Kumar Roy and Sri Biswajit Roy, each having ¼ share of sold property in their favour, all Sons of Late Debendra Nath Roy by a Deed of Sale dated 08.11.82 registered with the Office of the Additional District Sub-Registrar at Bishnupur, 24 Parganas(south) and recorded in Book No.1, volume No.103, pages 270 to 294, being No.8263 for the year 1982.

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15

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 9<sup>th</sup> day of June, 1998 corresponding to 25<sup>th</sup> Jaistho, 1405, which was registered in the office of the Additional District Sub-Registrar at Bishnupur, South 24 Paraganas and recorded in Book No.1, Volume No.17, pages 189 to 194, being No. 1470 for the year 1998, the said Sujit Kumar Roy sold, transferred and Conveyed his 1/4<sup>th</sup> share of the property comprising with **ALL THAT** piece and parcel of land measuring 8 ¼ Satak (being the 1/4<sup>th</sup> share of land of 33 Satak) out of the total area of land measuring 84 Satak belong to R.S. Dag No.1163, R.S. Khatian No.184 in Mouza - Raghampur, J.L. No.118, R.S. No.211, Police Station - Bishnupur, in the District of South 24 Paraganas to Sri Sachindra Nath Ray.

**AND WHEREAS ALL THAT** piece and parcel of land measuring 33 Satak be the same and/or a little more or less under Mouza Raghampur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1164 under R.S. Khatian 227 within Police Station- Bishnupur, in the District of South 24 -Parganas belonged two Nagendra Nath Ishar and Kshitendra Nath Ishar who owned and possessed the aforesaid landed property along with other landed properties as the absolute owner and possessor.

**AND WHEREAS** by a Deed of Sale dated 13.12.74 registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-166, pages 83 to 86, being No. 14894 for the year 1974, the said Nagendra Nath Ishar and Kshitendra Nath Ishar sold, transferred and Conveyed free from all encumbrances the said Property measuring an area of 33 Satak under Mouza - Raghampur, J.L. No.118, R.S. No.211, R.S. Dag No.1164 corresponding to R.S. Khatian No.227, Police Station - Bishnupur, in the District of South 24 Parganas, to Sri Sachindra Nath Ray, Sri Ranjit Kumar Roy, Sri Sujit Kumar Roy and Sri Biswajit Roy, each having ¼ share of sold property in their favour, all sons of Late Debendra Nath Roy at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensens attachments, trusts whatsoever or howsoever.

**AND WHEREAS** the said Sachindra Nath Ray by virtue of the aforesaid purchases have become the owner of 16½ Satak land under Dag No.1163 corresponding to R.S. Khatian No.184 and L.R. Khatian No.840 and 9 Satak land under Dag No.1164 corresponding to L.R. Khatian No.840 and duly recorded his name in the settlement record of rights.

**AND WHEREAS** the said Sachindra Nath Ray is seized and possessed of the aforesaid landed property along with other landed properties as the absolute owner and possessor of **ALL THAT** piece and parcel of Sali land measuring 16½ Satak be the same and/or a little more or less out of the total area of land measuring about 84 Satak belong to R.S. and L.R. Dag No.1163 and **ALL THAT** piece and parcel of land (Tank) measuring 9 Satak out of the total area of land measuring 35 Satak belong to R.S. and L.R. Dag No.1164

  
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Ref. No.....

Date:- 12.12.2013

both under Mouza Raghobpur, J.L.No.118, R.S. No.211, corresponding R.S. Khatian No.184, L.R. Khatian 840 within Police Station- Bishnupur, in the District of South 24 -Parganas.

**AND WHEREAS** by a deed of sale dated 27.02.2013 the said Sachindra Nath Roy sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 16 $\frac{1}{2}$  Satak be the same and/or a little more or less out of the total area of land measuring about 84 Satak belong to R.S. and L.R. Dag No.1163 and **ALL THAT** piece and parcel of land (Tank) measuring 9 Satak out of the total area of land measuring 35 Satak belong to R.S. and L.R. Dag No.1164 both under Mouza Raghobpur, J.L.No.118, R.S. No.211, corresponding R.S. Khatian No.184, L.R. Khatian 840 within Police Station- Bishnupur, in the District of South 24 -Parganas both within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 7, Pages from 2345 to 2362, being No. 01506 for the year 2013.

**Dag No.1165 and 1193**

1) **WHEREAS** one Rajendra Bodhak was the absolute owner of **ALL THAT** piece and parcel of land situated at Mouza - Raghobpur, J.L. No.118 Touzi No.3, 5, 1162, R.S. No.211, Dag No.1165 corresponding to R.S. Khatian No.311 containing an area of 64 Satak, Police Station - Bishnupur, District 24 Parganas (South) who while enjoying and possessing the said property free from all encumbrances died intestate leaving behind him his three sons as his legal heirs and successors in respect to the estate left by him. The Wife of Rajendra Bodhak was pre-deceased to him.

**AND WHEREAS** by a Deed of Sale executed in the year 1983 registered with the office at Bishnupur Sub Registrar Office and recorded in Book No.1, Deed No.2832 of 1983 the son of said Rajendranath Bodhak namely Ramanath Bodhak sold transferred and conveyed his one third share of property to Abdul Khalek Gazi and whereas by a Deed of Sale executed in the year 1984 registered with Bishnupur Sub Registrar Office vide Book No.1, Deed No.6226 of 1984 the said Abdul Khalek Gazi sold transferred and conveyed the said property and Sri Sitanath Bodhak, another son of said Late Rajendranath Bodhak sold transferred and conveyed his inherited one third share of property measuring 14 $\frac{1}{3}$  satak total measuring 28 $\frac{2}{3}$  Satak in favour of Smt. Kripabala Siuli, Wife of Shri Lakshmikant Siuli and whereas by a Deed of Sale dated 18.01.89 corresponding to 4<sup>th</sup> Magh 1995, the said Kripabala Siuli sold transferred and conveyed the said property comprising with an area of 28 $\frac{2}{3}$  satak under Mouza Raghobpur J.L. No.118, R.S. Khatian No.311 corresponding to Dag No.1165 to Sri Bhupal Mondal, Shri Anal Mondal and Shri Atal Mondal all sons of Dudh Kumar Mondal. The said Deed of Sale was registered in the office of the District Registrar Office at Alipore, South 24 Parganas and recorded in Book No.1, Deed No.531 for the year 1989.

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17

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** Smt. Tulsimoni Bodhak wife of Rajendra Nath Bodhak, purchased land measuring 21 Satak comprising with Mouza Raghobpur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211, Dag No.1165 corresponding to R.S. Khatian No.311 from his husband Rajendra Nath Bodhak by virtue of a Deed of Sale dated 09.10.1974 registered with the Bishnupur Sub Registrar office and recorded in Book No.1, Volume No.147, Pages 264 to 266 being No.13030 for the year 1974.

**AND WHEREAS** by a Deed of Sale registered with the Bishnupur Sub-Registrar Office and recorded in Book No.1, Volume No.9, Pages 272 to 275 being No.201 for the year 1978, the said Smt. Tulsimoni Bodhak sold transferred and conveyed her said property measuring 21 Satak to Sri Bimal Chandra Gayen, Son of Late Dhananjay Gayen and delivered possession thereof.

**AND WHEREAS** by a deed of sale in Bengali Vernacular bearing the dated 10.05.1989 corresponding to 27<sup>th</sup> Baisakh 1396, the said Sri Bimal Chandra Gayen sold transferred and conveyed the said property measuring 21 Satak free from all encumbrances to Shri Bhupal Mondal, Anal Mondal and Shri Atal Mondal all sons of Dudh Kumar Mondal and delivered the possession thereof.

**AND WHEREAS** one Nepal Chandra Roychowdhury was the owner of the possession of **ALL THAT** piece and parcel of land situated at Mouza - Raghobpur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211, Dag No.1165 corresponding to R.S. Khatian No.311 containing an area of 14<sup>1</sup>/<sub>3</sub> satak and he by a registered Deed of Sale vide Book No.1, Volume No.38 pages 194 to 195 being No.4576 of 1954 to Shri Purna Chandra Chakraborty who by another Deed of Sale dated 09.10.1974 registered with Sub registrar office at Bishnupur and recorded in Book No.1, Volume No.147 Pages 261 to 263 being No.13029 for the year 1974 sold transferred and conveyed the said property to Shri Banamali Bodhak, Son of Late Rajendra Nath Bodhak who has recorded his name in the settlement recorded his rights in respect of the said property.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 12<sup>th</sup> March, 1991 corresponding to 27<sup>th</sup> Phalgun, 1397 the said Banamali Bodhak sold transferred and conveyed the said property measuring 14<sup>1</sup>/<sub>3</sub> Satak to Sri Bhupal Mondal and Shri Anal Mondal and Shri Atal Mondal all sons of Dudh Kumar Mondal and delivered possession thereof.

**AND WHEREAS** the said Sri Bhupal Mondal duly recorded his name in the settlement record of rights in respect of 22 Satak of land comprising in Dag No.1165 out of the total area of land area measuring 64 satak belonged to the said Dag and further 19 satak of land comprising in Dag No.1193 out of the total area of land area measuring 57 satak belonged to the said Dag both under Khatian No.1170 Mouza Raghobpur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211 Police Station - Bishnupur, District 24 Parganas (South).

*Apurba Kumar Ghosh*  
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18

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** the said Bhupal Mondal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 22 satak out of the total land area of 64 satak comprised in R.S. Dag No.1165 under Khatian No.311 corresponding to L.R. Khatian No.1170 under Mouza Raghampur, J.L. No.118 within Police Station - Bishnupur in the District of South 24 Parganas and further land ad-measuring 19 Satak out of the total land area of 57 satak comprised in R.S. Dag No.1193 under L.R. Khatian No.1170 within Mouza - Raghampur, J.L. No.118, within Police Station - Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 08.01.2013 the said Bhupal Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 22 satak out of the total land area of 64 satak comprised in R.S. Dag No.1165 under Khatian No.311 corresponding to L.R. Khatian No.1170 under Mouza Raghampur, J.L. No.118 within Police Station - Bishnupur in the District of South 24 Parganas and further land ad-measuring 19 Satak out of the total land area of 57 satak comprised in R.S. Dag No.1193 under L.R. Khatian No.1170 within Mouza - Raghampur, J.L. No.118, within Police Station - Bishnupur, in the District of South 24 Parganas both within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 1, Pages from 2271 to 2289, being No. 00122 for the year 2010.

2) **WHEREAS** one Rajendra Bodhak was the absolute owner of **ALL THAT** piece and parcel of land situated at Mouza - Raghampur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211, Dag No.1165 corresponding to R.S. Khatian No.311 containing an area of 64 Satak Police Station - Bishnupur, District - 24 Parganas (South) who while enjoying and possessing the said property free from all encumbrances died intestate, leaving behind him his three sons as his legal heirs and successors in respect to the estate left by him. The wife of Rajendra Bodhak was pre-deceased to him.

**AND WHEREAS** by a Deed of Sale executed in the year 1983 registered with the office at Bishnupur Sub Registrar office and recorded in Book No.1, Deed No.2832 of 1983, the son of said Rajendranath Bodhak namely Ramanath Bodhak sold transferred and conveyed his one third share of property to Abdul Khalek Gazi and whereas by a Deed of Sale executed in the year 1984 registered with Bishnupur Sub Registrar office vide Book No.1, Deed No.6226 of 1984, the said Abdul Khalek Gazi sold transferred and conveyed the said property and Sri Sitanath Bodhak, another son of said Late Rajendranath Bodhak sold transferred and conveyed his inherited one third share of property measuring  $14\frac{1}{3}$  Satak total measuring  $28\frac{2}{3}$  Satak in favour of Smt. Kripabala Siuli, Wife of Shri Lakshmikant Siuli and whereas by a Deed of Sale dated 18.01.1989 corresponding to 4<sup>th</sup> Magh 1995, the said Kripabala Siuli sold transferred and conveyed the said property comprising with an area of  $28\frac{2}{3}$  Satak under Mouza Raghampur, J.L. No.118, R.S. Khatian No.311, corresponding to

*Alkumar*  
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19

Ref. No.....

Date:- 12.12.2013

Dag No.1165 to Sri Bhupal Mondal, Shri Anal Mondal and Shri Atal Mondal all sons of Dudh Kumar Mondal. The said Deed of Sale was registered in the office of the District Registrar office at Alipore, South 24 Parganas and recorded in Book No.1, Deed No.531 for the year 1989.

**AND WHEREAS** Smt Tulsimoni Bodhak wife of Rajendra Nath Bodhak, purchased land measuring 21 Satak comprising with Mouza Raghobpur, J.L. No.118 Touzi No.3, 5, 1162, R.S. No.211 Dag No.1165 corresponding to R.S. Khatian No.311 from his husband Rajendra Nath Bodhak by virtue of a Deed of Sale dated 09.10.1974 registered with the Bishnupur Sub Registrar office and recorded in Book No.1, Volume No.147 Pages 264 to 266 being No.13030 for the year 1974.

**AND WHEREAS** by a Deed of Sale registered with the Bishnupur Sub Registrar office and recorded in Book No.1, Volume No.9, Pages 272 to 275 being No.201 for the year 1978 the said Smt. Tulsimoni Bodhak sold transferred and conveyed her said property measuring 21 Satak to Sri Bimal Chandra Gayen, Son of Late Dhananjay Gayen and delivered possession thereof.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the dated 10.05.1989 corresponding to 27<sup>th</sup> Baisakh 1396 the said Sri Bimal Chandra Gayen sold transferred and conveyed the said property measuring 21 Satak free from all encumbrances to Shri Bhupal Mondal, Anal Mondal and Shri Atal Mondal all sons of Dudh Kumar Mondal and delivered the possession thereof.

**AND WHEREAS** one Nepal Chandra Roychowdhury was the owner of the possession of **ALLTHAT** piece and parcel of land situated at Mouza - Raghobpur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211 Dag No.1165 corresponding to R.S. Khatian No.311 containing an area of 14<sup>1</sup>/<sub>3</sub> satak and he by a registered Deed of Sale vide Book No.1, Volume No.38 pages 194 to 195 being No.4576 of 1954 to Shri Purna Chandra Chakraborty who by another Deed of Sale dated 09.10.1974 registered with Sub Registrar office at Bishnupur and recorded in Book No.1, Volume No.147, Pages 261 to 263 being No.13029 for the year 1974 sold transferred and conveyed the said property to Shri Banamali Bodhak, son of Late Rajendra Nath Bodhak who has recorded his name in the settlement recorded his rights in respect of the said property.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 12<sup>th</sup> March, 1991 corresponding to 27<sup>th</sup> Phalgun, 1397 the said Banamali Bodhak sold transferred and conveyed the said property measuring 14<sup>1</sup>/<sub>3</sub> Satak to Sri Bhupal Mondal and Shri Anal Mondal and Shri Atal Mondal all sons of Dudh Kumar Mondal and delivered possession thereof.

**AND WHEREAS** the said Anal Mondal duly recorded his name in the settlement record of rights in respect of 21 satak of land comprising in Dag No.1165 out of the total area

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20

Ref. No.....

Date:- 12.12.2013

of land area measuring 64 satak belonged to the said Dag and further 19 Satak of land comprising in Dag No.1193 out of the total area of land area measuring 57 satak belonged to the said Dag both under Khatian No.1171 and the said Atal Mondal duly recorded his name in the Settlement Record of rights in respect of 21 Satak of land comprising in Dag No.1165 out of the total area of land area measuring 64 Satak belonged to the said Dag and further 19 Satak of land comprising in Dag No.1193 out of the total area of land area measuring 57 satak belonged to the said Dag both under Khatian No.1172 all in Mouza Raghampur J.L. No.118, Touzi No.3, 5, 1162 R.S. No.211 Police Station - Bishnupur District - 24 Parganas (South).

**AND WHEREAS** the said Bhupal Mondal, Anal Mondal and Atal Mondal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land comprising with that the said Anal Mondal was the owner in respect of 21 satak of land comprising in Dag No.1165 out of the total area of land area measuring 64 satak belonged to the said Dag and further 19 satak of land comprising in Dag No.1193 out of the total area of land area measuring 57 satak belonged to the said Dag both under Khatian No.1171 and the said Atal Mondal was the owner in respect of 21 Satak of land comprising in Dag No.1165 out of the total area of land area measuring 64 satak belonged to the said Dag and further 19 satak of land comprising in Dag No.1193 out of the total area of land area measuring 57 satak belonged to the said Dag both under Khatian No.1172 all within Mouza - Raghampur J.L. No.118, within Police Station - Bishnupur in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 19.02.2010 the said Anal Mondal and Atal Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 42 satak out of the total land area of 64 satak comprised in R.S. Dag No.1165 under Khatian No.1171 under Mouza Raghampur, J.L. No.118 within Police Station - Bishnupur in the District of South 24 Parganas and further land ad-measuring 38 Satak out of the total land area of 57 satak comprised in R.S. Dag No.1193 under Khatian No.1171 within Mouza - Raghampur, J.L. No.118, within Police Station - Bishnupur, in the District of South 24 Parganas both within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 4, Pages from 2920 to 2939, being No. 01030 for the year 2010.

**Dag No. 1167**

**WHEREAS** One 1) Dilip Kumar Bag 2) Rabindra Nath Bag, all sons of Surath Chandra Bag were the recorded Owners-in-possession of **ALL THAT** piece and parcel of land situated at Mouza - Raghampur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211 containing an area of 431/5 Satak as per record 43 Satak in R.S. Dag No.1167 under R.S. Khatian No.343 Police Station - Bishnupur, District - 24 Parganas (South) who purchased

*Atal Mondal*  
*Subscribed*



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21

Ref. No.....

Date:- 12.12.2013

the said property by a Deed of Sale dated 13.10.1980 registered with office of the Additional District Sub Registrar Bishnupur, 24 Parganas (South) and recorded in Book No.1, Volume No.69, Pages 257 to 260 Being No.6458 for the year 1980 and by another Deed of Sale dated 13.05.1981 registered with the office of Additional District Sub-Registrar, Bishnupur 24 Parganas (South) and recorded in Book No.I, Volume No.46, Pages 71 to 73 being No.3591 for the year 1981 and were enjoying and possessing the said property free from all encumbrances by paying tax and Khazna to the competent authority in their own name.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 18<sup>th</sup> November, 1997 corresponding to 2<sup>nd</sup> Aghrayan, 1404 the said Dilip Kumar Bag and Rabindra Nath Bag sold transferred and conveyed the said property free from all encumbrances containing an area of 431/5 and as per record 43 Satak to Sri Dwija Pada Mondal, Son of Sri Nishikanta Mondal and Sri Tapan Mondal, Son of Sri Dwija Pada Mondal at and for consideration as mentioned in the Deed of Sale. The said Deed of Sale of Registered in the office of the Additional District Sub Registry Office at Bishnupur, 24 Parganas (South) recorded in Book No.I, Volume No.39, Pages 251 to 255 being No.3469 for the year 2002.

**AND WHEREAS** the said Dwija Pada Mondal duly recorded his name in the Settlement Record of rights in respect of 22 Satak of land comprising in Dag No.1167 out of the total area of land measuring 1.08 satak belonged to the said Dag under Khatian No.1568 and the said Tapan Mondal duly recorded his name in the Settlement Record of rights in respect of 21 Satak of land comprising in Dag No.1167 out of the total area of land area measuring 1.08 Satak belonged to the said Dag out of the total area of land area measuring 1.08 Satak belonged to the said Dag under Khatian No.1569 in Mouza Raghampur J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211 Police station - Bishnupur, District - 24 Parganas (South).

**AND WHEREAS** the said Dwija Pada Mondal and Tapan Mondal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land comprising with that the said Dwija Pada Mondal, was the owner in respect of 22 Satak of land comprising in Dag No.1167 out of the total area of land area measuring 1.08 Satak belonged to the said Dag a under Khatian No.1568 and the said Tapan Mondal, was the owner in respect of 21 Satak of land comprising in Dag No.1167 out of the total area of land area measuring 1.08 Satak belonged to the said Dag under Khatian No.1569 within Mouza - Raghampur, J.L. No.118, Police Station - Bishnupur, in the District of South 24 Parganas and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 09.03.2010 the said Dwija Pada Mondal and Tapan Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 43 satak out of the total land area of 1.08 satak comprised in R.S. Dag No.1167 under R.S. Khatian No.343 under L.R. Khatian No.1569 Mouza Raghampur, J.L. No.118

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22

Ref. No.....

Date:- 12.12.2013

within Police Station – Bishnupur in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 6, Pages from 4406 to 4424, being No. 01704 for the year 2010.

**Dag No. 1179**

1) **WHEREAS** the 1) Paribala Mondal 2) Ilabonta Ishar, 3) Asok Kumar Isar, 4) Ajay Kumar Isar, 5) Sujay Kumar Isar, 6) Sachirani Mondal 7) Suchitra Mondal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 34 Satak equivalent to 20 (Twenty) Cottahs 9 (Nine) Chittacks and 19 (Nineteen) Sq.ft. be the same a little more or less under Mouza- Raghampur J.L.No.118, R.S Dag No. 1179 (P) under L.R. Khatian No. 407 within Police Station- Bishnupur in the District of South 24 Parganas.

**AND WHEREAS** the predecessor-in-interest of the said 1) Paribala Mondal 2) Ilabonta Ishar, 3) Asok Kumar Isar, 4) Ajay Kumar Isar, 5) Sujay Kumar Isar, 6) Sachirani Mondal 7) Suchitra Mondal was recorded in the settlement Record of Rights comprising with L.R. Khatian No. 407 under R.S Dag No. 1179 (P) in Mouza- Raghampur and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 25.02.2009 the said 1) **PARIBALA MONDAL** 2) **ILABONTA ISHAR**, 3) **ASOK KUMAR ISAR**, 4) **AJAY KUMAR ISAR**, 5) **SUJAY KUMAR ISAR**, 6) **SACHIRANI MONDAL** 7) **SUCHITRA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 34 satak belonged to R.S. Dag No. 1179 (P), under R.S. Khatian No. 284, appertaining to L.R. Khatian No. 407 under Mouza- Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 1, Pages from 683 to 700, being No. 00462 for the year 2009.

2) **WHEREAS** the 1) **PRANATI PAL**, 2) **ANJANA BISWAS**, 3) **CHANDANA MONDAL**, 4) **DEBASHISH PAL** and 5) **SUBHASHISH PAL**, were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 70 Satak as per record of rights equivalent to 2 (Two) Bighas 2 (Two) Cottah, 6 (Six) Chittacks, 32 (Thirty two) Sq.ft. be the same and/or a little more or less under Mouza Raghampur, J.L.No.118, R.S.Dag No.1179(P), under R.S. Khatian No.284 within Police Station- Bishnupur, in the District of South 24 –Parganas under Panakuya Gram Panchayat.

*Alkumar*  
*Shreeb*



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Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** one Nityananda Ishar was the absolute owner of the aforesaid property comprising with all that piece and parcel of Sali land measuring 70 Satak as per record of rights equivalent to 2 (Two) Bighas 2 (Two) Cottah, 6 (Six) Chittacks, 32 (Thirty two) Sq.ft. be the same and/or a little more or less out of the total land area of 3 Acre 06 Satak under Mouza Raghampur, J.L.No.118, R.S.Dag No.1179(P), under R.S. Khatian No.284 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat who got the said property by virtue of inheritance.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 20<sup>th</sup> December, 1968 corresponding 5<sup>th</sup> Poush, 1375 the said Nityananda Ishar sold transferred and conveyed a portion of the aforesaid property free from all encumbrances measuring an area of 33 Satak out of the total land area of 3 Acre 06 Satak under Mouza Raghampur, J.L.No.118, R.S.Dag No.1179(P), corresponding to R.S. Khatian No.284 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Kusum Kanti Pal, son of Dharendra Nath Pal. The said Deed of Sale was registered in the office of the District Sub-registrar at Bishnupur and recorded in Book No.I, Volume No.138, pages 194 to 196 being No.14044 for the year 1968.

**AND WHEREAS** by another Deed of Sale in Bengali Vernacular bearing the date of 9<sup>th</sup> November, 1971 corresponding 22<sup>nd</sup> Kartick, 1378 the said Nityananda Ishar sold transferred and conveyed a portion of the aforesaid property free from all encumbrances measuring an area of 16<sup>1/2</sup> Satak out of the total land area of 3 Acre 06 Satak under Mouza Raghampur, J.L.No.118, R.S.Dag No.1179(P), corresponding to R.S. Khatian No.284 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Saibal Kanti Pal, son of Dharendra Nath Pal. The said Deed of Sale was registered in the office of the District Sub-registrar at Bishnupur and recorded in Book No.I, Volume No.97, pages 98 to 100 being No.9577 for the year 1971.

**AND WHEREAS** by another Deed of Sale in Bengali Vernacular bearing the date of 2<sup>nd</sup> December, 1977 corresponding 19<sup>th</sup> Magh, 1383 the said Nityananda Ishar sold transferred and conveyed a portion of the aforesaid property free from all encumbrances measuring an area of 18 Satak out of the total land area of 3 Acre 06 Satak under Mouza Raghampur, J.L.No.118, R.S.Dag No.1179(P), corresponding to R.S. Khatian No.284 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Saibal Kanti Pal, son of Dharendra Nath Pal. The said Deed of Sale was registered in the office of the District Sub-registrar at Bishnupur and recorded in Book No.I, Volume No.14, pages 73 to 75 being No.597 for the year 1977.

**AND WHEREAS** by a Deed of Mutual Settlement (Bantonnama) entered and executed between the said Shaibal Kanti Pal as the First Part and Kusum Kanti Pal as the

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*Admurt*



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24

Ref. No.....

Date:- 12.12.2013

Fifth Part with others, the said Shaibal Kanti Pal was allotted exclusively absolutely and forever all that piece and parcel of Sali land measuring 33 Satak as per record of rights 35 Satak out of the total area of land measuring 70 Satak under Mouza Raghampur, J.L. No. 118, R.S.Dag No. 1179(P), under Khatian No. 284 within Police Station- Bishnupur, in the District of South 24 - Parganas under Panakuya Gram Panchayat which was originally purchased by his brother Kusum Kanti Pal. The said Deed of Settlement (Bantonnama) was registered in the office of the Additional District Sub-Registrar Bishnupur, South 24 Parganas and recorded in Book No.I, Volume No.15, pages 477 to 492 being No.318 for the year 1999.

**AND WHEREAS** by virtue of purchase and by virtue of the said Deed of Settlement (Bantonnama) the said Shaibal Kanti Pal became the absolute owner of **ALL THAT** piece and parcel of Sali land measuring 70 Satak out of the total area of land measuring 70 Satak under Mouza Raghampur, J.L. No. 118, R.S.Dag No. 1179(P), under Khatian No.284 within Police Station- Bishnupur, in the District of South 24 - Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** the said Shaibal Kanti Pal duly recorded his name in the settlement record of right under Khatian No.284, in Dag No. 1179 under Mouza - Raghampur containing an area of 70 Satak out of the total area of land measuring 70 Satak.

**AND WHEREAS** the said Shaibal Kanti Pal died intestate leaving behind him his wife Pranati Pal, two sons namely Debashish Pal and Subhashish Pal and two daughters namely Anjana Biswas and Chandana Mondal, as his legal heirs and successors of the property left by him and the said 1) **PRANATI PAL**, 2) **ANJANA BISWAS**, 3) **CHANDANA MONDAL**, 4) **DEBASHISH PAL** and 5) **SUBHASHISH PAL** had became the Joint Owner of the property after the death of Shaibal Kanti Pal.

**AND WHEREAS** by a deed of sale dated 18.06.2010 the said 1) **PRANATI PAL**, 2) **ANJANA BISWAS**, 3) **CHANDANA MONDAL**, 4) **DEBASHISH PAL** and 5) **SUBHASHISH PAL** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring about 70 satak belonged to R.S. Dag No. 1179 (P), under R.S. Khatian No. 284, corresponding to L.R. Khatian No. 884 and 184 under Mouza- Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 16, Pages from 5049 to 5069, being No. 04721 for the year 2010.

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25

Ref. No.....

Date:- 12.12.2013

**Dag No. 1179, 1181 and 1183**

**WHEREAS** the 1) **SRI RAM PYARE VISHWAKARMA**, Son of Ram Lagan Vishwakarma and 2) **RAM PRASAD VISHWAKARMA** were absolutely seized and possessed the property which is within Panaqua Gram Panchayat, District South 24 Parganas, Mouza - Raghampur, Touzi No.1162, J.L. No.118, R.S. Khatian No.284, 497 and 125, Dag No.1179, 1183 and 1181 having a total area more or less 67½ decimals, as per settlement record of rights 66 decimals rayati Sali land with all easements rights whatsoever to the said land for which rent is payable to the collector of South 24 Parganas on behalf of Government of West Bengal.

**AND WHEREAS** the 49½ decimals land in R.S. Dag No.1179 under R.S. Khatian No.284 was originally belonged to Chandi Charan Iswar. He was the owner of the said land. While he was in possession of the said land died intestate. After his death his son, Sri Nityananda Iswar inherited the said land as his legal heirs. The said Nitya Nanda Iswar became absolute owner of the said land by inheritance. He owned and possessed the said land. His name was recorded in the R.S. Khatian No.284. He paid rent to the Government for the said land while he was in khas possession of the said land, he sold the said land with all easements rights to One Anal Chandra Dhara, Son of Late Hari Dhara. The said Anil Chandra Dhara purchased the said land along with all easements rights from the erst-while owner Nitya Nanda Iswar by three separate registered sale deeds which were registered at Bishnupur Sub-Registry Office. The said sale deeds were recorded in (1) Book No.1, Volume No.86, Pages 90 to 92 Being No.8156 for the year No.1968 2) Book No.I, Volume No.15, Pages 63 to 64 being No.429 year 1971 3) Book No.I, Volume No.70, Pages 214 to 216 being No.6877 year 1971. The said Anal Chandra Dhara had become absolute owner of the said land by purchase and took khas possession of the said land from the then Vendor. The said Anal Chandra Dhara was in khas possession of the said land and he paid rent in respect of the said land to the collector of South 24 Parganas on behalf of Government of West Bengal. The R.S. Khatian No.284 was split up in the recent Halka Settlement operation and a new Halka Khatian No.32, was opened in the name of the Anil Chandra Dhara. His name was correctly recorded in the 13 Kalam of Halka Khatian as sixteen annas owner. The said Anal Chandra Dhara was recorded tenant.

**AND WHEREAS** the said 11 decimals land in R.S. Dag No.1181 under R.S. Khatian No.125 was originally belonged to Ebrahim Mondal. He was the owner of the said land. He died intestate. After his death his son Sudarson Chandra Mondal inherited the said 11 decimals land as his legal heirs of the deceased Ebrahim Mondal. The Sudarsan Chandra Mondal become full owner of the said land by inheritance. While Sudarsan Chandra Mondal was in khas possession of the said land., he sold the said land to the said Anal Chandra Dhara by a registered sale deed which was registered in the Bishnupur S.R. Office and

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26

Ref. No.....

Date:- 12.12.2013

recorded in Book No.I, Volume No.5, Pages 152-153 being No.13 year 1973. The said Anal Chandra Dhara had become absolute owner of the said land by purchase and took possession of the said land from the then vendor. He paid rent to the Government in respect of the said land.

**AND WHEREAS** the said 7 decimals land in R.S. Khatian No.497 R.S. Dag No.1183 was originally belonged to Hem Chandra Panja. He died intestate. After his death his son Gostha Behari Panja inherited the said .07 decimals land as his legal heirs of the deceased Hem Chandra Panja. The Gostha Behari Panja become full owner of the said .7 decimals land by inheritance. While he was in khas possession of the said .7 decimals land he sold the said land to the said Anal Chandra Dhara by a registered sale deed land which was registered in Bishnupur S.R. Office and recorded in Book No.I, Volume No.168, Pages 7 to 9 being No.14357 year 1974. The said Anal Chandra Dhara had become absolute owner of the said 7 decimals land by purchase by purchase and took possession of the said land from the then Vendor. He paid rent to the Government in respect of the said land.

**AND WHEREAS** in the recent Settlement operation the R.S. Khatian No.497 and 125 was split up and a new halka Khatian No.32 was opened in the name of the said Anal Chandra Dhara. His name was correctly recorded in the 13<sup>th</sup> Kalam of Halka Khatian No.32 as sixteen annas owner. The said Anal Chandra Dhara was a recorded tenant. The aforesaid land in two Dags was recorded in his name in the Halka Khatian No.32.

**AND WHEREAS** the said Anal Chandra Dhara while absolutely owned seized and possessed the said total 67½ decimals land and as per record of rights total 66 decimal of land, he by a Deed of Sale bearing the date of 21<sup>st</sup> day of April, One Thousand nine hundred ninety five, sold transferred and conveyed the said property free from all encumbrances containing an area of 67½ Satak and as per Settlement record 66 Satak to 1) **SRI RAM PYARE VISHWAKARMA**, Son of Ram Lagan Vishwakarma and 2) **RAM PRASAD VISHWAKARMA**, Son of Ram Pyare Vishwakarma, at and for consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the Additional District Sub Registry Office at Bishnupur, 24 Parganas (South) recorded in Book No.I, Volume No.68, Pages 141 to 158 being No.1120 dated 19.05.1998.

**AND WHEREAS** the said **RAM PYARE VISHWAKARMA** duly recorded his name in the Settlement Record of rights in respect of 33 Satak of land under Khatian No.1423 comprising in Dag No.1181 recorded as 06 satak land out of the total area of land measuring 34 satak belonged to the said Dag and comprising in Dag No.1183 recorded as 03 satak land out of the total area of land measuring 41 satak belonged to the said Dag and comprising in Dag No.1179 recorded as 24 satak land out of the total area of land measuring 3.06 acre belonged to the said Dag and the said **RAM PRASAD VISHWAKARMA** duly recorded his

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27

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Ref. No.....

Date:- 12.12.2013

name in the Settlement Record of Rights in respect of 33 Satak of land under Khatian No.1424 comprising in Dag No.1181 recorded as 05 Satak Land out of the total area of land measuring 34 Satak belonged to the said Dag and comprising in Dag No.1183 recorded as 04 Satak land out of the total area of land measuring 41 Satak belonged to the said Dag and comprising in Dag No.1179 recorded as 24 Satak land out of the total area of land measuring 3.06 acre belonged to the said Dag in Mouza Raghampur, J.L. No.118, Touzi No.3, 5, 1162, R.S. No.211 Police Station - Bishnupur, District 24 Parganas (South).

**AND WHEREAS** by a deed of sale dated 19.03.2010 the said 1) **SRI RAM PYARE VISHWAKARMA**, Son of Ram Lagan Vishwakarma and 2) **RAM PRASAD VISHWAKARMA** sold, transferred and conveyed a) **ALL THAT** piece and parcel of land measuring about 48 satak belonged to R.S. Dag No. 1179 (P), under R.S. Khatian No. 284, b) **ALL THAT** piece and parcel of land measuring about 7 satak belonged to R.S. Dag No. 1183 under Khatian No. 497 and c) **ALL THAT** piece and parcel of land measuring about 11 satak belonged to R.S. Dag No. 1181 under Khatian No. 125 all under Mouza-Raghampur, J.L.No.118, within Police Station- Bishnupur in the District of South 24-Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 8, Pages from 1387 to 1408, being No. 02097 for the year 2010.

**Dag No. 1186**

1) **WHEREAS** the Sk. Hiru was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land measuring 13 Satak be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. No.211, Touzi No.3-5, 1162 under R.S. Khatian No.497 corresponding to L.R. Khatian No.543, Dag No.1186 within Police Station - Bishnupur, in the District of South 24 Parganas in the State of West Bengal.

**AND WHEREAS** Originally the said property along with other property were belonged to One Krishna Pada Panja and Philip Panja whose names were recorded in the Revisional Settlement Record of Rights.

**AND WHEREAS** by a Deed of Sale executed in the year 1974 and registered with the Bishnupur Sub-Registry Office and recorded in Book No.1, Volume No.87 Pages 186 to 188 being No.7197 for the year 1974 the said Krishna Pada Panja sold transferred and conveyed his share of property free from all encumbrances in favour of Philip Panja Son of Late Ashini Kumar Panja and delivered possession thereof.

**AND WHEREAS** by virtue of inheritance as well as by virtue of aforesaid sale, the said Philip Panja became the owner of the land along with other landed properties and has

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Ref. No.....

Date:- 12.12.2013

been in absolute Khas Possession by exercising his right, title and interest and enjoying the same free from all encumbrances.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 3<sup>rd</sup> June, 1994 corresponding to 18<sup>th</sup> Jaishtha, 1401 which was registered in the Office of the Sub-Registrar, Baruipur, South 24 Parganas and recorded in Book No.1, Volume No.23, Pages 81 to 86 being No. 1992 for the year 1994, the said Philip Panja sold transferred and conveyed free from all encumbrances **ALL THAT** piece and parcel of land measuring 13 Satak be the same and/or a little more or less out of his total land measuring about 22 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211, Touzi No. 3-5, 1162 under R.S. Khatian No.497 corresponding to L.R. Khatian No.543 Dag No.1186 within Police Station - Bishnupur, in the District of South 24 Parganas in favour of Sk. Hiru, Son of Sk. Rezen Ali and delivered possession thereof.

**AND WHEREAS** the said Sk. Hiru duly recorded his name in the Settlement record of rights in respect of his aforesaid purchased property in his favour and has been in absolute khas possession by exercising his right, marketable title and interest and enjoying the same free from all encumbrances by paying khajna to the State of West Bengal in respect of his property.

**AND WHEREAS** by a deed of sale dated 19.11.2008 the said SK. HIRU sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 14 satak comprised in R.S. Dag No.1186 under mutated (L &L.R.) Khatian No. 1268 Mouza Raghobpur, J.L. No.118 within Police Station - Bishnupur in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 17, Pages from 3805 to 3818, being No. 004586 for the year 2008.

2) **WHEREAS** the predecessor in interest of the Krishnapada Panja, Son of Sukhomoy Panja was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land under Mouza - Raghobpur, J.L. No.118 comprising with R.S. Dag No.1186 appertaining to L.R. Khatian No.191 containing an area of 09 Satak out of total area of 44 Satak belonged to the said Dag within Police Station - Bishnupur, in the District of South 24 Parganas in the State of West Bengal and the name of Krishnapada Panja was duly recorded in the L.R. record of rights with the settlement office in respect of the said property.

**AND WHEREAS** the said Krishnapada Panja died intestate leaving behind him his wife 1) Nikunja Panja and four sons namely 2) Pradyut Paja 3) Baren Panja 4) Haren Panja 5) Naren Panja and two daughters namely 6) Purnima Nag, Wife of Sri Subir Nag and 7) Mamata Manna, Wife of Sri Sukdeb Manna, as his legal heirs and successors in respect of the property left by him who have become the joint owner in place of Krishnapada Panja, since deceased of the abovementioned property including the property.

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29

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** by a deed of sale dated 10.07.2009 the said 1) NIKUNJA PANJA, 2) PRADYUT PAJA 3) BAREN PANJA 4) HAREN PANJA 5) NAREN PANJA, 6) PURNIMA NAG, AND 7) MAMATA MANNA sold, transferred and conveyed ALL THAT piece and parcel of land measuring 9 satak comprised in R.S. Dag No.1186 L.R.Khatian No. 191, Mouza Raghobpur, J.L. No.118 within Police Station - Bishnupur in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 12, Pages from 1411 to 1430, being No. 03767 for the year 2009.

**Dag No. 1188**

1) **WHEREAS** the Shashikala Prasad was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 1 (One) Bigha, 5 (Five) Cottahs be the same and/or a little more or less under Mouza - Raghobpur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.217, (Halka Settlement's Khatian No. 447) within Police Station - Bishnupur, in the District of South - 24 Parganas in the State of West Bengal.

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed of landed property including many other landed properties as the absolute owner and possessor. He installed the family deity Sri Sri Kalimata Thakurani at his Village Raghobpur and he dedicated his aforesaid properties in favour of the said Deity and had been performing regular Seva Puja and festivals.

**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty, the settler shebait, his son Sri Panchanan Chakraborty became the Shebait of the said deity and has been performing regular Seva puja and other festivals paying Government rents and other outgoing charges in respect of aforesaid properties.

**AND WHEREAS** the property including other landed properties so dedicated were accordingly recorded as Debottar of Sri Sri Kalimata Thakurani in the record of rights and the name of Sri Panchanan Chakraborty had also been recorded in the same record of rights as possessor in the Revisional Settlement operation.

**AND WHEREAS** on 19.12.94 said Sri Panchanan Chakraborty filed petition or application u/s 34 of the Indian Trusts Act, 1882 before the Ld. Court of the District Judge, Alipore vide Misc. Judicial Case No. 449/94 with prayer to grant permission to sell aforesaid landed property measuring are a little more or less 99 decimals within the said R.S. Dag No. 1188 relating to R.S. Khatian No. 276 including other landed properties morefully mentioned in the schedule 'B' of the said petition or application for raising funds for the purpose of the benefit and welfare of Deity and other Debottar Estate.

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Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** the Ld. Court had ben pleased to pass an order or permission for sale of the Debottar Property measuring area a little more or less 99 decimals within the said R.S. Dag No. 1188 relating to R.S Khatian No. 276 including other landed properties fully described in the schedule 'B' of the said Petition or application filed on 19.12.94 in connection with the said Misc Case No. 449/94.

**AND WHEREAS** by a deed of sale dated 7<sup>th</sup> day of March, 1997 which was registered in the office of the District Sub-Registrar-IV, Alipore 24 Paragans (South) and recorded in Book No.I, being No. 785 for the year 1997, the said Panchanan Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 1 (One) Bigha, 5 (Five) Cottahs be the same and/or a little more or less under Mouza – Raghampur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.217, (Halka Settlement's Khatian No. 447) within Police Station – Bishnupur, in the District of South – 24 Parganas in favour of Smt. Shashikala Prasad, Wife of Arabinda Kumar at or for the consideration as mentioned in the said Deed of sale free from all encumbrances, charges, liens, lispense, attachments, crusts whatsoever or howsoever.

**AND WHEREAS** the said Smt. Shashikala Prasad duly mutated their name in the settlement Record of rights in respect of her properties and the name of Smt. Shashikala Prasad was recorded in L.R. Khatian No. 1557 under Dag No.1188 of Mouza- Raghampur.

**AND WHEREAS** by a deed of sale dated 06.02.2009 the said **SHASHIKALA PRASAD** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 1 (One) Bigha 5 (Five) Cottahs comprised in R.S. Dag No.1188, R.S. Khatian No. 276, Halka Settlement's Dag No. 1188 (Halka Settlement's Khatian No. 447) Mouza Raghampur, J.L. No.118 within Police Station – Bishnupur in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 9, Pages from 1747 to 1763, being No. 03137 for the year 2009.

2) **WHEREAS** the Harshvardhan Prasad was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 1 (One) Bigha, 5 (Five) Cottahs be the same and/or a little more or less under Mouza – Raghampur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.217, (Halka Settlement's Khatian No. 447) within Police Station – Bishnupur, in the District of South – 24 Parganas in the State of West Bengal.

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed of landed property including many other landed properties as the absolute owner and possessor. He installed the family deity Sri Sri Kalimata Thakurani at his Village Raghampur and he dedicated his aforesaid properties in favour of the said Deity and had been performing regular Seva Puja and festivals.




Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty, the settler shebait, his son Sri Panchanan Chakraborty became the Shebait of the said deity and has been performing regular Seva puja and other festivals paying Government rents and other outgoings charges in respect of aforesaid properties.



**AND WHEREAS** the property including other landed properties so dedicated were accordingly recorded as Debottar of Sri Sri Kalimata Thakurani in the record of rights and the name of Sri Panchanan Chakraborty had also been recorded in the same record of rights as possessor in the Revisional Settlement operation.

**AND WHEREAS** on 19.12.94 said Sri Panchanan Chakraborty filed petition or application u/s 34 of the Indian Trusts Act, 1882 before the Ld. Court of the District Judge, Alipore vide Misc. Judicial Case No. 449/94 with prayer to grant permission to sell aforesaid landed property measuring are a little more or less 99 decimals within the said R.S. Dag No. 1188 relating to R.S. Khatian No. 276 including other landed properties morefully mentioned in the schedule 'B' of the said petition or application for raising funds for the purpose of the benefit and welfare of Deity and other Debottar Estate.

**AND WHEREAS** the Ld. Court had ben pleased to pass an order or permission for sale of the Debottar Property measuring area a little more or less 99 decimals within the said R.S. Dag No. 1188 relating to R.S Khatian No. 276 including other landed properties fully described in the schedule 'B' of the said Petition or application filed on 19.12.94 in connection with the said Misc Case No. 449/94.

**AND WHEREAS** by virtue of the abovementioned order or permission passed by the Ld. Court and for the best interest of the Deity and other Debottar estate the said Panchana Chakraborty offered to sell the aforesaid landed property measuring area a little more or less 99 decimals lying and situate within R.S Dag No. 1188 relating to R.S Khatian No. 276 total land revenue of this Khatian to the tune of Rs. 31.25p payable to collector of this District of Mouza- Raghampur, J. L No.118, Police Station- Bishnupur, District- South 24 Parganas ( at present Halka Settlement's Khatian No. 447) free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 7<sup>th</sup> day of March, 1997 which was registered in the office of the District Sub-Registrar-IV, Alipore 24 Paragans (South) and recorded in Book No.I, being No. 782 for the year 1997, the said Panchanan Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 15 (Fifteen) Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.217, (Halka Settlement's Khatian No. 447) within Police Station - Bishnupur, in the District of South - 24 Parganas in favour of Harshvardhan Prasad at or for the consideration as mentioned in the said Deed of sale free from all encumbrances, charges, liens, lispendense, attachments, crusts whatsoever or howsoever.



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32

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** the said Harshvardhan Prasad duly mutated their name in the settlement Record of rights in respect of their properties and the name of Smt. Shashikala Prasad was recorded in L.R. Khatian No. 1556 under Dag No.1188 of Mouza- Raghampur.

**AND WHEREAS** by a deed of sale dated 06.02.2009 the said **HARSHVARDHAN PRASAD** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 15 (Fifteen) Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.217, (Halka Settlement's Khatian No. 447) within Police Station - Bishnupur, in the District of South - 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 9, Pages from 1764 to 1781, being No. 03138 for the year 2009.

3) **WHEREAS** the Jitendra Vasa was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 5 (Five) Cottahs be the same and/or a little more or less under Mouza Raghampur, J.L. No.118, R.S. Dag No.1188, under R.S. Khatian No.276 corresponding to Halka Settlement's Khatian No.447, within Police Station - Bishnupur, in the District of South 24 Parganas in the State of West Bengal.

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed of landed property including many other landed properties as the absolute owner and possessor. He installed the family Deity Sri Sri Kalimata Thakurani at his village Raghampur and he dedicated his aforesaid properties in favour of the said Deity and had been performing regular Seva -Puja and festivals.

**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty, the settler Shebait his son Sri Panchanan Chakraborty became the Shebait of the said Deity and has been performing regular Seva Puja and other festivals, paying Government rents and other outgoing charges in respect of aforesaid properties.

**AND WHEREAS** the property including other landed properties, so dedicated were accordingly recorded as "Debottar" of Sri Sri Kalimata Thakurani in the Record of Rights and the name of Sri Panchanan Chakraborty had also been recorded in the same record of rights as possessor in the Revisional Settlement operation.

**AND WHEREAS** on 19.12.94 said Sri Panchanan Chakraborty filed petition or application U/s. 34 of the Indian Trusts Act, 1882, before the Ld. Court of the District Judge, Alipore vide Misc. Judicial Case No.449/94 with prayer to grant permission to sell aforesaid landed property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188 relating to R.S. Khatian No.276 including other landed properties morefully mentioned in the schedule 'B' of the said petition or application, for raising funds for the purpose of the benefit and welfare of deity and other Debottor Estate. And whereas the Ld.

*Attested*  
*Admnl*



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33

Ref. No.....

Date:- 12.12.2013

Court had been pleased to pass an order or permission for sale of the Debottor property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188, relating to R.S. Khatian No.276 including other landed properties fully described in the Schedule 'B' of the said petition or application filed on 19.12.94 in connection with the said Misc. Case No.449/94.

**AND WHEREAS** by virtue of the abovementioned order or permission passed by the Ld. Court and for the best interest of the Deity and other Debottor Estate, the said Panchanan Chakraborty offered to sell the aforesaid landed property measuring area a little more or less 99 decimals lying and situate within R.S. Dag No.1188, relating to R.S. Khatian No.276 total land Revenue of this Khatian to the tune of Rs.31.25 p. payable to the Collector of this District of Mouza - Raghampur, J.L. No.118, Police Station - Bishnupur, District - South 24 Parganas (at present within the Halka Settlement's Khatian No.447) free from all encumbrances.

**AND WHEREAS** by a Deed of Sale dated 7<sup>th</sup> day of March, 1997 which was registered in the office of the District Sub-Registrar -IV, Alipore, 24 Parganas (South) and recorded in Book No.1, Volume No.24, Pages 135 to 148, being No.783 for the year 1997, the said Panchanan Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 (Five) Cottahs be the same and/or a little more or less under Mouza Raghampur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.276 corresponding to Halka Settlement's Khatian No.447 within Police Station - Bishnupur in the District of South 24 Parganas in favour of Jitendra Vasa at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensense attachments crusts whatsoever or howsoever.

**AND WHEREAS** by a deed of sale dated 06.02.2009 the said **JITENDRA VASA** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 (Five) Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.276, Halka Settlement 's Dag No. 1188 and Halka Settlement's Khatian No. 447, within Police Station - Bishnupur, in the District of South - 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 9, Pages from 2242 to 2259, being No. 03169 for the year 2009.

4) **WHEREAS** the Vimal Vasa was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 5 (Five) Cottahs be the same and/or a little more or less under Mouza Raghampur, J.L. No.118, R.S. Dag No.1188, under R.S. Khatian No.276 corresponding to Halka Settlement's Khatian No.447, within Police Station - Bishnupur, in the District of South 24 Parganas in the State of West Bengal.

  
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34

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed of landed property including many other landed properties as the absolute owner and possessor. He installed the family Deity Sri Sri Kalimata Thakurani at his village Raghobpur and he dedicated his aforesaid properties in favour of the said Deity and had been performing regular Seva -Puja and festivals.

**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty, the settler Shebait his son Sri Panchanan Chakraborty became the Shebait of the said Deity and has been performing regular Seva Puja and other festivals, paying Government rents and other outgoing charges in respect of aforesaid properties.

**AND WHEREAS** the property including other landed properties, so dedicated were accordingly recorded as "Debottar" of Sri Sri Kalimata Thakurani in the Record of Rights and the name of Sri Panchanan Chakraborty had also been recorded in the same record of rights as possessor in the Revisional Settlement operation.

**AND WHEREAS** on 19.12.94 said Sri Panchanan Chakraborty filed petition or application U/s. 34 of the Indian Trusts Act, 1882, before the Ld. Court of the District Judge, Alipore vide Misc. Judicial Case No.449/94 with prayer to grant permission to sell aforesaid landed property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188 relating to R.S. Khatian No.276 including other landed properties morefully mentioned in the schedule 'B' of the said petition or application, for raising funds for the purpose of the benefit and welfare of deity and other Debottor Estate. And whereas the Ld. Court had been pleased to pass an order or permission for sale of the Debottor property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188, relating to R.S. Khatian No.276 including other landed properties fully described in the Schedule 'B' of the said petition or application filed on 19.12.94 in connection with the said Misc. Case No.449/94.

**AND WHEREAS** by virtue of the abovementioned order or permission passed by the Ld. Court and for the best interest of the Deity and other Debottor Estate, the said Panchanan Chakraborty offered to sell the aforesaid landed property measuring area a little more or less 99 decimals lying and situate within R.S. Dag No.1188, relating to R.S. Khatian No.276 total land Revenue of this Khatian to the tune of Rs.31.25 p. payable to the Collector of this District of Mouza - Raghobpur, J.L. No.118, Police Station - Bishnupur, District - South 24 Parganas (at present within the Halka Settlement's Khatian No.447) free from all encumbrances.

**AND WHEREAS** by a Deed of Sale dated 7<sup>th</sup> day of March, 1997 which was registered in the office of the District Sub-Registrar -IV, Alipore, 24 Parganas (South) and recorded in Book No.1, Volume No.24, Pages 179 to 192, being No.786 for the year 1997, the said Panchanan Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 (Five) Cottahs be the same and/or a little more or less under Mouza

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Date:- 12.12.2013

Raghabpur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.276 corresponding to Halka Settlement's Khatian No.447 within Police Station - Bishnupur in the District of South 24 Parganas in favour of Vimal Vasa at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensence attachments crusts whatsoever or howsoever.

**AND WHEREAS** by a deed of sale dated 06.02.2009 the said **VIMAL VASA** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 5 (Five) Cottahs be the same and/or a little more or less under Mouza - Raghabpur, J.L. No.118, R.S. Dag No.1188 under R.S. Khatian No.276, Halka Settlement 's Dag No. 1188 and Halka Settlement's Khatian No. 447, within Police Station - Bishnupur, in the District of South - 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 9, Pages from 1782 to 1799, being No. 03139 for the year 2009.

5) **WHEREAS** one Dipak Mitra and Tapash Mitra were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 7 (Seven) Cottahs 14 (Fourteen) Chiitacks and 7 (seven) Sq.ft.be the same and/or a little more or less under Mouza Raghabpur, J.L. No.118, R.S. Dag No.1188, under R.S. Khatian No.276 corresponding to Halka Settlement's Khatian No.447, within Police Station - Bishnupur, in the District of South 24 Parganas in the State of West Bengal.

**AND WHEREAS** 1) Shri Monoranjan Mondal 2) Nitai Chand Mondal 3) Shri Gadadhar Mondal 4) Shri Adhar Chandra Mondal all sons of Late Sidheswar Mondal were the absolute owner of **ALL THAT** piece and parcel of land measuring about 31 satak out of total land of 73 Satak comprising in R.S. Dag No. 1189 under R.S Khatian No. 217 in Mouza- Raghabpur, J. L. No.118, R.S No.211, Police Stataion- Bishnupur, District- South 24 Parganas who purchased the same from 1) Sri Anudhaj Makal who purchased the same by a Deed of Sale dated 25<sup>th</sup> May,1954 registered with the Bishnupur Sub-Registry Office and recorded in Book No.I, Deed No. 2693 of 1954 from Sambhu Charan Chakraborty and was enjoying the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 28.2.1968 registered with Bishnupur Sub-Registry Officie and recorded in Book No.I, Volume No. 28, Pages from 148 to 150, being No. 2553 of 1968, the said Anudhaj Makal sold, transferred and conveyed the said property free from all encumbrances in favour of ) Shri Monoranjan Mondal 2) Nitai Chand Mondal 3) Shri Gadadhar Mondal 4) Shri Adhar Chandra Mondal.

**AND WHEREAS** 1) Shri Monoranjan Mondal 2) Nitai Chand Mondal 3) Shri Gadadhar Mondal 4) Shri Adhar Chandra Mondal duly mutated their name in the settlement record of rights and were enjoyinhg the said property fir from all encumbrances.





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36

Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed of landed property including many other landed properties as the absolute owner and possessor. He installed the family Deity Sri Sri Kalimata Thakurani at his village Raghampur and he dedicated his aforesaid properties in favour of the said Deity and had been performing regular Seva -Puja and festivals.

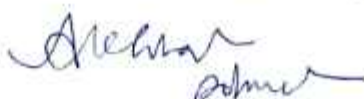
**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty, the settler Shebait his son Sri Panchanan Chakraborty became the Shebait of the said Deity and has been performing regular Seva Puja and other festivals, paying Government rents and other outgoing charges in respect of aforesaid properties.

**AND WHEREAS** the property including other landed properties, so dedicated were accordingly recorded as "Debottar" of Sri Sri Kalimata Thakurani in the Record of Rights and the name of Sri Panchanan Chakraborty had also been recorded in the same record of rights as possessor in the Revisional Settlement operation.

**AND WHEREAS** on 19.12.94 said Sri Panchanan Chakraborty filed petition or application U/s. 34 of the Indian Trusts Act, 1882, before the Ld. Court of the District Judge, Alipore vide Misc. Judicial Case No.449/94 with prayer to grant permission to sell aforesaid landed property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188 relating to R.S. Khatian No.276 including other landed properties morefully mentioned in the schedule 'B' of the said petition or application, for raising funds for the purpose of the benefit and welfare of deity and other Debottor Estate. And whereas the Ld. Court had been pleased to pass an order or permission for sale of the Debottor property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188, relating to R.S. Khatian No.276 including other landed properties fully described in the Schedule 'B' of the said petition or application filed on 19.12.94 in connection with the said Misc. Case No.449/94.

**AND WHEREAS** by virtue of the abovementioned order or permission passed by the Ld. Court and for the best interest of the Deity and other Debottor Estate, the said Panchanan Chakraborty offered to sell the aforesaid landed property measuring area a little more or less 99 decimals lying and situate within R.S. Dag No.1188, relating to R.S. Khatian No.276 total land Revenue of this Khatian to the tune of Rs.31.25 p. payable to the Collector of this District of Mouza - Raghampur, J.L. No.118, Police Station - Bishnupur, District - South 24 Parganas (at present within the Halka Settlement's Khatian No.447) free from all encumbrances.

**AND WHEREAS** by a Deed of Sale dated 7<sup>th</sup> day of March, 1997 which was registered in the office of the District Sub-Registrar -IV, Alipore, 24 Parganas (South) and recorded in Book No.1, Volume No.24, Pages 149 to 164, being No.784 for the year 1997, the said Panchanan Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 7 (Seven) Cottahs 14 (Fourteen) Chitacks and 7 (seven) Sq.ft.be the same





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37

Ref. No.....

Date:- 12.12.2013

and/or a little more or less under Mouza Raghobpur, J.L. No.118, R.S. Dag No.1188, under R.S. Khatian No.276 (Halka Settlement's Khatian No.447), within Police Station - Bishnupur, in the District of South 24 Parganas in favour of 1) Sri Dipak Mitra and 2) Sri Tapash Mitra at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensense attachments crusts whatsoever or howsoever.

**AND WHEREAS** by a deed of sale dated 06.02.2009 the said **VIMAL VASA** sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 7 (Seven) Cottahs 14 (Fourteen) Chittacks and 7 (seven) Sq.ft.be the same and/or a little more or less under Mouza Raghobpur, J.L. No.118, R.S. Dag No.1188, under R.S. Khatian No.276 (Halka Settlement's Khatian No.447) within Police Station - Bishnupur, in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 9, Pages from 2464 to 2482, being No. 03168 for the year 2009.

**Dag No.1221**

**WHEREAS ALL THAT** piece and parcel of land measuring 78 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No.1221 under L.R. Khatian 447, Police Station - Bishnupur, in the District of South 24 Parganas was belonged to Panchanan Chakraborty, Son of Late Nagendra Nath Chakraborty and the name of Panchanan Chakraborty had been recorded in the Settlement record of rights in respect of the said property.

**AND WHEREAS** by a deed of sale dated 14.04.2010 the said **PANCHANAN CHAKRABORTY** sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 78 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No.1221 under L.R. Khatian 447, Police Station - Bishnupur, in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 10, Pages from 5220 to 5234, being No. 02882 for the year 2010.

**1221 (P)**

1) **WHEREAS ALL THAT** piece and parcel of land measuring 66 Satak be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No.1221 under R.S. Khatian No.276 within Police Station - Bishnupur, in the District of South 24 Parganas belonged to





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38

Ref. No.....

Date:- 12.12.2013

one Nagendra Nath Chakraborty who owned and possessed the aforesaid landed property along with other landed properties as the absolute owner and possessor.

**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty his son Sri Panchanan Chakraborty became the absolute owner in respect of the said property and had been enjoying the said property free from all encumbrances and recorded his name in the settlement record of rights in respect of the said properties measuring 195 satak in Khatian No.447 corresponding to Dag No.1221.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411 which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.8, Pages 323 to 330, being No.470 for the year 2006, the said Panchanan Chakraborty sold transferred and conveyed **ALL THAT** piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the land area of 66 Satak out of the total land area of 195 Satak under Mouza Raghobpur, J.L. No.118, R.S. No.211, R.S. Dag No.1221 under R.S. Khatian No.276 within Police Station - Bishnupur, in the District of South 24 Parganas in favour of Kumari Pallabi Mondal, daughter of Sri Ganesh Chandra Mondal at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispendense attachments crusts whatsoever or howsoever.

**AND WHEREAS** by another Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411 which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.8, Pages 331 to 338, being No.471 for the year 2006, the said Panchanan Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the landed area of 66 Satak out of the total land area of 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211, R.S. Dag No.1221 under R.S. Khatian No.276 within Police station - Bishnupur, in the District of South 24 Parganas in favour of Sri Dipankar Mondal, Son of Sri Ganesh Chandra Mondal at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispendens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by another Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411 which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.8, Pages 339 to 344 being no.472 for the year 2006, the said Panchanan Chakraborty sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the landed area of 66 Satak out of the total land area of 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211, R.S. Dag No.1221 under R.S. Khatian 276 within Police station - Bishnupur, in the District of South 24 Parganas in favour of Sri Prosenjit Mondal, Son of Sri Ganesh Chandra Mondal at or for

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39

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Ref. No.....

Date:- 12.12.2013

the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispendens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** the said Pallabi Mondal duly mutated her name in the Settlement Record of Rights under L.R. Khatian No.1552 in respect of her abovementioned purchased land measuring 22 satak and the said Dipankar Mondal duly mutated his name in the Settlement Record of Rights under L.R. Khatian No.1551 in respect of his abovementioned purchased land measuring 22 Satak and the said Prosenjit Mondal duly mutated his name in the Settlement Record of Rights under L.R. Khatian No.1553 in respect of his abovementioned purchased land measuring 22 Satak out of the total land area of 1 acre 95 satak in Dag No.1221 at Mouza - Raghobpur.

**AND WHEREAS** by a deed of sale dated 16.08.2010 the said 1) **KUMARI PALLABI MONDAL**, 2) **SRI DIPANKAR MONDAL** AND 3) **SRI PROSENJIT MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 66 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No. 1221(P) under L.R. Khatian No. 1551,1552,1553, Police Station - Bishnupur, in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 28, Pages from 1122 to 1140, being No. 08101 for the year 2010.

2) **WHEREAS ALL THAT** piece and parcel of land measuring 51 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza Raghobpur, J.L. No.118, R.S. No.211, within R.S. Dag No.1221 (P) under L.R. Khatian No.447, Police station - Bishnupur, in the District of South 24 Parganas was belonged to Panchanan Chakraborty, since deceased Son of Late Nagendra Nath Chakraborty and the name of Panchanan Chakraborty was recorded in the Settlement record of rights in respect of the **SAID PROPERTY**.

**AND WHEREAS** the said Panchanan Chakraborty died intestate on 27.08.2010 leaving behind him his two sons namely 1) Kanai Lal Chakraborty and 2) Satyanendra Nath Chakraborty and one daughter namely Ruma Chakraborty as his legal heirs and successors in respect of the property left by him and after the death of Panchanan Chakraborty his abovenamed legal heirs have become the joint owner of the property each having undivided 1/3<sup>rd</sup> share in respect of the said property.

**AND WHEREAS** by a deed of sale dated 28.11.2011 the said **RUMA CHAKRABORTY** sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 17 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No. 1221(P) under L.R. Khatian No. 447, Police Station - Bishnupur, in the District of

  
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40

Ref. No.....

Date:- 12.12.2013

South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 28, Pages from 3665 to 3679, being No. 08538 for the year 2011.

4) **WHEREAS ALL THAT** piece and parcel of land measuring 51 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No.1221 (P) under L.R. Khatian No.447 Police Station - Bishnupur, in the District of South 24 Parganas was belonged to Panchanan Chakraborty, since deceased son of Late Nagendra Nath Chakraborty and the name of Panchanan Chakraborty was recorded in the Settlement Record of rights in respect of the SAID PROPERTY.

**AND WHEREAS** the said Panchanan Chakraborty died intestate on 27.08.2010 leaving behind him his two sons namely 1) Kanai Lal Chakraborty and 2) Satyendra Nath Chakraborty and one daughter namely Ruma Chakraborty as his legal heirs and successors in respect of the property left by him and after the death of Panchanan Chakraborty, his abovenamed legal heirs have become the joint owner of the property each having undivided 1/3<sup>rd</sup> share in respect of the said property.

**AND WHEREAS** by a deed of sale dated 22.11.2011 the said SATYENDRA NATH CHAKRABORTY sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 17 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No. 1221(P) under L.R. Khatian No. 447, Police Station - Bishnupur, in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 30, Pages from 4052 to 4067, being No. 09148 for the year 2011.

5) **WHEREAS ALL THAT** piece and parcel of land measuring 51 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No.1221 (P) under L.R. Khatian 447, Police Station - Bishnupur, in the District of South 24 Parganas was belonged to Panchanan Chakraborty, since deceased, Son of Late Nagendra Nath Chakraborty and the name of Panchanan Chakraborty was recorded in the Settlement Record or rights in respect of the SAID PROPERTY.

**AND WHEREAS** the said Panchanan Chakraborty died intestate on 27.08.2010 leaving behind him his two sons namely 1) Kanai Lal Chakraborty and 2) Satyanendra Nath Chakraborty and one daughter namely Ruma Chakraborty as his legal heirs and successors in respect of the property left by him and after the death of Panchanan Chakraborty, his





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41

Ref. No.....

Date:- 12.12.2013

abovenamed legal heirs have become the joint owner of the property each having undivided 1/3<sup>rd</sup> share in respect of the said property.

**AND WHEREAS** by a deed of sale dated 21.03.2012 the said **KANAI LAL CHAKRABORTY** sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 17 Satak, be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza - Raghobpur, J.L. No.118, R.S. No.211 within R.S. Dag No. 1221(P) under L.R. Khatian No. 447, Police Station - Bishnupur, in the District of South 24 Parganas within the limits of Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, C.D. Volume No. 8, Pages from 2487 to 2502, being No. 02277 for the year 2012.

**Dag No. 1189**

1) **WHEREAS** the Kishori Mondal and Jagadish Mondal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 40 decimal equivalent to 1 (One) Bighas 4 (Four) Cottahs 3 (Three) Chittacks and 25 (Twenty five) Sq.ft. be the same and/or a little more or less under Mouza Raghobpur, J.L.No.118, R.S.Dag No. 1189, under Khatian No. 217 within Police Station- Bishnupur, in the District of South 24 - Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** One Sambhu Charan Mukherjee was the absolute owner of the above mentioned landed property along with other property who by a Deed of sale dated 15.09.54 registered with the Bishnupur Registrar Office vide Book No.1, Volume No.38, Pages 168 to 170, being No. 4525 of 1954 sold transferred and conveyed a portion of the said land measuring about 40 Satak in favour of Bibhudan Makhal free from all encumbrances and delivered possession thereof.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 25th February, 1980 corresponding to 12<sup>th</sup> Phalgun, 1386 which was registered in the Office of the Bishnupur Sub-Registrar office and recorded in Book No.1, Volume No.7, pages 208 to 211, being No.953 for the year 1980, the said Bibhudan Makhal sold, transferred and Conveyed **ALL THAT** piece and Parcel of Sali land measuring 40 Satak be the same and/or a little more or less under Mouza Raghobpur, J.L.No.118, R.S.Dag No. 1189, under Khatian No. 217 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Sri Kishori Mondal and Sri Jagadish Mondal, both sons of Late Balai Chand Mondal, free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** by a deed of sale dated 15.05.2009 the said Sri Kishori Mondal and Sri Jagadish Mondal sold, transferred and conveyed **ALL THAT** piece and Parcel of Sali land measuring 40 Satak be the same and/or a little more or less out of the total land area of





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42

Ref. No.....

Date:- 12.12.2013

71 Satak under Mouza Raghobpur, J.L.No.118, R.S.Dag No. 1189, under Khatian No. 217 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 6, Pages from 4850 to 4865, being No. 02992 for the year 2009.

2) **WHEREAS** the Smt. Ratna Mitra was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 1 (One) Bigha, 6(Six) Cottahs and 10 (Ten) Chittacks and 11 (Eleven) Sq.ft. be the same and/or a little more or less under Mouza - Raghobpur, J.L. No.118, R.S. Dag No.1188 and 1189 under Khatian No.1492, 1493 and 1494 within Police Station - Bishnupur, in the District of South - 24 Parganas in the State of West Bengal.

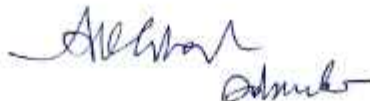
**AND WHEREAS** 1) Shri Monoranjan Mondal 2) Shri Nitai Chand Mondal 3) Shri Gadadhar Mondal 4) Shri Adhar Chandra Mondal all sons of Late Sidheswar Mondal was the absolute owner of all that piece and parcel of land measuring about 31 Satak out of total land of 73 Satak comprising in R.S. Dag No.1189 under R.S. Khatian No.217 in Mouza - Raghobpur, J.L. No.118, R.S. No.211, Police Station - Bishnupur, District - South 24 Parganas who purchased the same from 1) Sri Anudhaj Makal who purchased the same by a Deed of Sale dated 25<sup>th</sup> May, 1954 registered with the Bishnupur Sub-Registry Office and recorded in Book No.1, Deed No.2693 of 1954 from Sambhu Charan Chakraborty and was enjoying the said property in khas free from all encumbrances.

**AND WHEREAS** by a Deed of Sale dated 28.02.1968 registered with the Bishnupur Sub-Registry Office and recorded in Book No.1, Volume No.28, pages from 148 to 150 being No.2553 of 1968, the said Anudhaj Makal sold transferred and conveyed the said property free from all encumbrances in favour of 1) Shri Monoranjan Mondal 2) Shri Nitai Chand Mondal 3) Shri Gadadhar Mondal 4) Shri Adhar Chandra Mondal.

**AND WHEREAS** the said 1) Shri Monoranjan Mondal 2) Shri Nitai Chand Mondal 3) Shri Gadadhar Mondal 4) Shri Adhar Chandra Mondal duly mutated their name in the settlement the record of rights and were enjoying the said property free from all encumbrances.

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed of landed property including many other landed properties as the absolute owner and possessor. He installed the family Deity Sri Sri Kalimata Thakurani at his village Raghobpur and he dedicated his aforesaid properties in favour of the said Deity and had been performing regular Seva -Puja and festivals.

**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty, the settler Shebait, his son Sri Panchanan Chakraborty became the Shebait of the said Deity and has





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43

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Ref. No.....

Date:- 12.12.2013

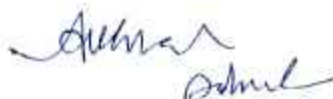
been performing regular Seva Puja and other festivals, paying Government rents and other outgoing charges in respect of aforesaid properties.

**AND WHEREAS** the property including other landed properties, so dedicated were accordingly recorded as "Debottar" of Sri Sri Kalimata Thakurani, in the Record of Rights and the name of Sri Panchanan Chakraborty had also been recorded in the same record of rights as possessor in the Revisional Settlement Operation.

**AND WHEREAS** on 19.12.94 said Sri Panchanan Chakraborty filed petition or application U/s. 34 of the Indian Trusts Act, 1882, before the Learned Court of the District Judge, Alipore vide Misc. Judicial Case No.449/94 with prayer to grant permission to sell aforesaid landed property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188 relating to R.S. Khatian No.276, including other landed properties morefully mentioned in the schedule 'B' of the said petition or application, for raising funds for the purpose of the benefit and welfare of Deity and other Debottor Estate. And whereas the Learned Court had been pleased to pass an order or permission for sale of the Debottor property measuring area a little more or less 99 decimals within the said R.S. Dag No.1188, relating to R.S. Khatian No.276 including other landed properties fully described in the schedule 'B' of the said petition or application filed on 19.12.94 in connection with the said Misc. Case No.449/94.

**AND WHEREAS** by virtue of the abovementioned order or permission passed by the Learned Court and for the best interest of the Deity and other Debottor Estate, the said Panchanan Chakraborty offered to sell the aforesaid landed property measuring area a little more or less 99 decimals lying and situate within R.S. Dag No.1188 relating to R.S. Khatian No.276 total land Revenue of this Khatian to the tune of Rs.31.25 p. payable to the Collector of this District of Mouza - Raghampur, J.L. No.118, Police Station - Bishnupur, District - South 24 Parganas (at present within the Halka Settlement's Khatian No.447) free from all encumbrances.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular dated 27<sup>th</sup> day of October, 1997 which was registered in the office of the District Sub-Registrar -IV, Alipore, 24 Parganas (South) and recorded in Book No.1, Volume No.23, Pages 91 to 102, being No.215 for the year 2008, the said Monoranjan Mondal, Nitai Chand Mondal, Gadadhar Mondal and Adhar Chandra Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 31 Satak equivalent to 18 (Eighteen) Cottahs and 12 (Twelve) Chittacks and 4 (Four) Sq.ft. be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1189 unddr R.S. Khatian 217, within Police Station - Bishnupur, in the District of South - 24 Parganas in favour of **SMT. RATNA MITRA**, Wife of Sri Dipak Mitra at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges, liens, lispense, attachments crusts whatsoever or however.





Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** the said Smt. Ratna Mitra duly mutated her name in the Settlement Record of Rights in respect of her properties and the name of Ratna Mitra was recorded in L.R. Khatian No.1494 under Dag No.1189 of Mouza - Raghampur.

**AND WHEREAS** by a deed of sale dated 06.02.2009 the said Smt. Ratna Mitra sold, transferred and conveyed **ALL THAT** piece and Parcel of bastu land measuring 18 (eighteen) Cottahs 12 (Twelve) Chittacks and 4 (Four) Sq.ft. be the same a little more or less under Mouza Raghampur, J.L.No.118, R.S.Dag No. 1189, under Khatian No. 217 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 9, Pages from 1729 to 1746, being No. 03136 for the year 2009.

**Dag No.1190**

a) **WHEREAS** the Daud Kumar Panja was absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1040 containing an area of 20.33 satak out of the total land area of 61 satak and under R.S. Dag No.1190 containing an area of 31.33 Satak out of the total land area of 94 Satak appertaining to L.R. Khatian No.322 within Police Station-Bishnupur, District - South 24 -Parganas in the State of West Bengal.

**AND WHEREAS** the aforesaid Property was originally belonged to Dhananjay Panja, the father of the present owner who by a Deed of Gift in Bengali Vernacular bearing the date of 28<sup>th</sup> Ashar, 1389 corresponding to 13<sup>th</sup> July, 1982 gifted, transferred and conveyed the aforesaid property absolutely and forever free from all encumbrances along with other property in favour of his son Daud Kumar Panja. The said Deed of Gift was registered in the office of the Sub-Registrar at Bishnupur and recorded in Book No.I, Volume No.68, pages 162 to 171 being No.5871 for the year 1982.

**AND WHEREAS** the said Daud Kumar Panja duly recorded his name in the settlement record of right in respect of the aforesaid property under L.R. Khatian No. 322, corresponding to Dag No.1040 measuring an area of 20.33 Satak out of the total land area of 61 Satak and under Dag No.1190 containing an area of 31.33 Satak out of the total land area of 94 Satak.

**AND WHEREAS** by a deed of sale dated 10.06.2010 the said Daud Kumar Panja sold, transferred and conveyed **ALL THAT** piece and Parcel of Sali land measuring 31.33 Satak be the same and/or a little more or less out of the total land area of 94 Satak under Mouza Raghampur, J.L.No.118, R.S. Dag No. 1190, under L.R. Khatian No. 322 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was

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Ref. No.....

Date:- 12.12.2013

registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 16, Pages from 1066 to 1082, being No. 04496 for the year 2010.

b) **WHEREAS ALL THAT** piece and parcel of shali land measuring 31 Satak, be the same and/or a little more or less out of the total area of land measuring 94 Satak belonged to R.S. Dag No.1190 under Mouza Raghampur, J.L. No.118, R.S. No.211, under L.R. Khatian No.956 within Police Station- Bishnupur, in the District of South 24 -Parganas was belonged to Sudhir Panja, son of Late Dhukhiram Panja and the name of Sudhir Panja has been recorded in the Settlement record of rights under L.R. Khatian No. 956 corresponding to R.S. Dag No. 1190 containing an area 31 Satak and has been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** the said Sudhir Panja died leaving behind him two sons 1) **CHITTARANJAN PANJA** and 2) **SATYARANJAN PANJA** and three daughters namely 1) **SMT. CHIKANBALA MONDAL**, 2) **SMT. ANIMA SARDAR**, 3) **KALPANA PATRA**, who have become the Joint Owners of the property left by their predecessor-in-interest Sudhir Panja and have been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 11.05.2011 the said 1) **CHITTARANJAN PANJA** and 2) **SATYARANJAN PANJA** sold, transferred and conveyed **ALL THAT** piece and parcel of shali land measuring 31 Satak, be the same and/or a little more or less under Mouza Raghampur, J.L. No.118, R.S. No.211, within R.S. Dag No. 1190 under L.R. Khatian 956, under Police Station- Bishnupur, in the District of South 24-Parganas within Panakua Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 12, Pages from 2110 to 2128, being No. 03502 for the year 2011.

**Dag No. 1191**

1) **WHEREAS** the Bharat Chandra Singha was absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Sali land under Mouza Raghampur, J.L. No.118, R.S. Dag No.1191 appertaining to L.R. Khatian No.278, mutated Khatian No.651, measuring 17 Satak be the same and/or a little more or less out of the total land of 1 acre 70 Satak belonged to the same dag within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** One Dhirendranath Singh was the absolute owner of the abovementioned landed property along with other property whose name was recorded in the record of rights in respect of the said property who acquired the aforesaid property by virtue of inheritance from his father and also through a Deed of Sale dated 16.06.76 registered with




Ref. No.....

Date:- 12.12.2013

the Bishnupur Registrar Office vide Book No.1, Deed No.6171 of 1976 from Binod Behari Pramanik and had been possessing and enjoying the said property free from all encumbrances.

**AND WHEREAS** by a Deed of Sale Bengali Vernacular bearing the date of 12<sup>th</sup> July, 1976 corresponding to 28<sup>th</sup> Asar 1383 which was registered in the Office of the Bishnupur Sub-Registrar office and recorded in Book No.1, Volume No.62, Pages 264 to 267, being No.7133 for the year 1976, the said Dhirendranath Singh sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land under Mouza Raghampur, J.L. No.118, R.S. Dag No.1191 appertaining to L.R. Khatian No.278 measuring 49 and ½ Satak be the same and/or a little more or less out of the total land of 1 acre 70 satak belonged to the same dag together with other landed properties within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to his three sons 1) Sri Bharat Chandra Singha, and 2) Sri Subodh Chandra Sinha, 3) Sri Joseph Chandra Sinha free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** the said Bharat Chandra Singha duly mutated his name in the Settlement Record of Rights in respect of his share of property comprising with 17 Satak Sali Land under Dag No.1191 out of the total land of 1 acre 70 satak together with his share of property in respect of other land and the same has been recorded in the mutated L.R. Khatian No.651 under Mouza - Raghampur.

**AND WHEREAS** by a deed of sale dated 18.06.2009 the said Bharat Chandra Singha sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land under Mouza Raghampur, J.L. No.118, R.S. Dag No.1191 appertaining to L.R. Khatian No.278, mutated Khatian No.651, measuring 17 Satak be the same and/or a little more or less out of the total land of 1 acre 70 Satak belonged to the same dag within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 9, Pages from 2049 to 2064, being No. 03152 for the year 2009.

2) **WHEREAS** the (1) **SRI SHANKAR MONDAL**, (2) **SRI KISHORI MONDAL** (3) **SRI SUBHANKAR MONDAL** AND (4) **SRI DIPANKAR MONDAL** were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 137 and 1/2 decimal equivalent to 4 (Four) Bighas 4 (Four) Cottahs be the same and/or a little more or less under Mouza Raghampur, J.L.No.118, R.S.Dag No. 1191, under Khatian No. 278 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** One Dhirendranath Singh was the absolute owner of the above mentioned landed property along with other property whose name was recorded in the record of rights in respect of the said property who by a Deed of sale dated 02.06.76 registered with

  
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Ref. No.....

Date:- 12.12.2013

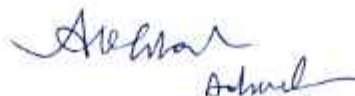
the Bishnupur Registrar Office vide Book No.1, Deed No. 5563 of 1976 sold transferred and conveyed a portion of the said land measuring about 52 Satak in favour of his son Sri Nirban Kumar Singha and further land measuring about 52 Satak in favour of his another son Sri Suban Kumar Singha free from all encumbrances and delivered possession thereof.

**AND WHEREAS** by another Deed of sale dated 12.07.76 registered with the Bishnupur Registrar Office vide Book No.1, Deed No. 7133 of 1976 sold transferred and conveyed a portion of the said land measuring about 17 Satak in favour of his another son Sri Joseph Chandra Singha free from all encumbrances and delivered possession thereof.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 2<sup>nd</sup> February, 1977 corresponding to 19<sup>th</sup> Magh, 1383 which was registered in the Office of the Bishnupur Sub-Registrar office and recorded in Book No.1, being No.623 for the year 1977, the said Nirban Kumar Singha sold, transferred and Conveyed **ALL THAT** piece and parcel of Sali land measuring 52 Satak be the same and/or a little more or less under Mouza Raghobpur, J.L.No.118, R.S. Dag No. 1191, under Khatian No. 278 within Police Station-Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Sri Sankar Mondal and Sri Kishori Mondal, both sons of Late Balai Chand Mondal, free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** by another Deed of Sale in Bengali Vernacular bearing the date of 2<sup>nd</sup> February, 1977 corresponding to 19<sup>th</sup> Magh, 1383 which was registered in the Office of the Bishnupur Sub-Registrar office and recorded in Book No.1, being No.625 for the year 1977, the said Suban Kumar Singha sold, transferred and Conveyed **ALL THAT** piece and parcel of Sali land measuring 52 Satak be the same and/or a little more or less under Mouza Raghobpur, J.L.No.118, R.S.Dag No. 1191, under Khatian No. 278 within Police Station-Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Sri Subhankar Mondal and Sri Dipankar Mondal, both sons of Late Balai Chand Mondal, free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** by another Deed of Sale in Bengali Vernacular bearing the date of 5<sup>th</sup> February, 1977 corresponding to 22<sup>nd</sup> Magh, 1383 which was registered in the Office of the Bishnupur Sub-Registrar office and recorded in Book No.1, being No.812 for the year 1977, the said Joseph Chandra Singha sold, transferred and Conveyed **ALL THAT** piece and Parcel of Sali land measuring 17 Satak be the same and/or a little more or less under Mouza Raghobpur, J.L.No.118, R.S. Dag No. 1191, under Khatian No. 278 within Police Station-Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Sri Sankar Mondal, Sri Kishori Mondal, Sri Subhankar Mondal and Sri Dipankar Mondal, all sons of Late Balai Chand Mondal, free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.





Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** by another Deed of Sale in Bengali Vernacular bearing the date of 13<sup>th</sup> December, 1977 corresponding to 27<sup>th</sup> Aghrayan, 1384 which was registered in the Office of the Bishnupur Sub-Registrar office and recorded in Book No.1, volume No. 67, pages 192 to 194, being No.5649 for the year 1977, One Surath Nath Singha, Son of Late Dharendra Nath Singha sold, transferred and Conveyed **ALL THAT** piece and parcel of Sali land measuring 16 and 1/2 Satak be the same and/or a little more or less which he was inherited from his predecessor-in-interest, his father Late Dharendra Nath Singha under Mouza Raghampur, J.L.No.118, R.S. Dag No. 1191, under Khatian No. 278 within Police Station- Bishnupur, in the District of South 24 -Parganas under Panakuya Gram Panchayat to Sri Sankar Mondal, son of Late Balai Chand Mondal, free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** by a deed of sale dated 15.05.2009 the said (1) **SRI SHANKAR MONDAL**, (2) **SRI KISHORI MONDAL** (3) **SRI SUBHANKAR MONDAL** AND (4) **SRI DIPANKAR MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring an area a little more or less 136 decimal equivalent to 4 (Four) Bighas 4 (Four) Cottahs be the same and/or a little more or less out of total land area of 1 acre nad 70 satak belonged to the R.S. Dag No. 1191, corresponding to Khatian No. 278 under Mouza Raghampur, J.L.No.118, District Collectorate's Touzi No. 3-5, 1162, Pargana Magura, Police Station- Bishnupur, Sub-Registry Office Bishnupur, under Panakuya Gram Panchayat, District South-24- Parganas to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 6, Pages from 4830 to 4849, being No. 02291 for the year 2009.

**Dag No. 1192**

**WHEREAS** the 1) Bibhudan Makhal, 2) Toofan Makhal, 3) Prabhudan Makhal, 4) Stephen Makhal, 5) Molina Gomes, 6) Agnes Gomes, 7) Dorothei Gomes, 8) Amit Makhal, 9) Kanchan Makhal, 10) Prasenjit Makhal, 11) Anubha Makhal, all represented by their Constituted Attorney Bibhudan Makhal, Son of Late Shirish Makhal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 31 decimal equivalent to 19 (Nineteen) Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1192, under L.R. Khatian 714 within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** the said 1) **BIBHUDAN MAKHAL**, 2) **TOOFAN MAKHAL**, 3) **PRABHUDAN MAKHAL**, 4) **STEPHEN MAKHAL**, 5) **MOLINA GOMES**, 6) **AGNES GOMES**, 7) **DOROTHI GOMES**, 8) **AMIT MAKHAL**, 9) **KANCHAN MAKHAL**, 10) **PRASENJIT MAKHAL**, 11) **ANUBHA MAKHAL** inherited the aforesaid land from their predecessor-in-interest their mother Smt. Martha Makal, since deceased wife of Late Shirish Makhal, whose name was recorded in the Settlement Record of Rights comprising with

  
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Ref. No.....

Date:- 12.12.2013

Mouza - Raghobpur, J.L. No.118, R.S. Dag No.1192 under L.R. Khatian No.714 within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat and had been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 03.04.2009 the said 1) **BIBHUDAN MAKHAL**, 2) **TOOFAN MAKHAL**, 3) **PRABHUDAN MAKHAL**, 4) **STEPHEN MAKHAL**, 5) **MOLINA GOMES**, 6) **AGNES GOMES**, 7) **DOROTHI GOMES**, 8) **AMIT MAKHAL**, 9) **KANCHAN MAKHAL**, 10) **PRASENJIT MAKHAL**, 11) **ANUBHA MAKHAL** sold, transferred and conveyed **ALL THAT** piece and parcel of Sali land measuring 31 decimal be the same and/or a little more or less under Mouza - Raghobpur, J.L. No.118, R.S. Dag No.1192, under L.R. Khatian 714 within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 4, Pages from 92 to 107, being No. 01371 for the year 2009.

**Dag - 1194/1295**

**WHEREAS** the Chandra Mondal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land under Mouza Raghobpur, J.L.No.118 comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 245 containing an area of 191 satak **AND** in the same Mouza **ALL THAT** piece and parcel of Bastu land containing an area of 7 satak belonged to R.S. Dag No. 1194/1295 appertaining to L.R. Khatian No. 245 within Police Station- Bishnupur, District - South 24 Parganas in the State of West Bengal.

**AND WHEREAS** the aforesaid Property was belonged to Krishnadhan Chakraborty, Son Of Late Nagendra Nath Chakraborty who got the said property by virtue of a Deed of Partition dated 12.03.1968 registered with the Office of the Sadar District Registrar office and recorded her name in respect of the said property in the Settlement record of rights.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 9<sup>TH</sup> December, 1983 corresponding to 22<sup>nd</sup> Aghrayan, 1390, which was registered in the office of the Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.- 132 , pages 203 to 209, being No. 8617 for the year 1983 , the said Krishnadhan Chakraborty sold, transferred and Conveyed **ALL THAT** piece and parcel of land measuring 1acre 98 Satak be the same and/or a little more or less out of the landed area of 2 acre 89 Satak under Mouza Raghobpur, J.L.No.118, comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 493 (mutated L.R. Khatian No.245) corresponding to R.S. Khatian No. 209 within Police Station- Bishnupur, in the District of South 24 -Parganas in favour of Smt. Chandra Mondal, Wife of Ganesh Chandra Mondal, at or for the consideration as mentioned in the





Ref. No.....

Date:- /2.12.2013

said Deed of Sale free from all encumbrances, charges liens, lispens attachments, trusts whatsoever or howsoever.

**AND WHEREAS** by a deed of sale dated 16.08.2009 the said **SMT. CHANDRA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of Bastu land containing an area of 7 satak belonged to R.S. Dag No. 1194/1295 appertaining to L.R. Khatian No. 245, Mouza- Raghampur, J.L. No.118, within Police Station- Bishnupur, District - South 24 -Parganas in the State of West Bengal, to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 23, Pages from 319 to 333, being No. 06577 for the year 2010.

**Dag No. 1194**

**WHEREAS** the Chandra Mondal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land under Mouza Raghampur, J.L.No.118 comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 245 containing an area of 1 Acre 91 satak **AND** in the same Mouza **ALL THAT** piece and parcel of Bastu land containing an area of 7 satak belonged to R.S. Dag No. 1194/1295 appertaining to L.R. Khatian No. 245 within Police Station- Bishnupur, District - South 24 Parganas in the State of West Bengal.

**AND WHEREAS** the aforesaid Property was belonged to Krishnadhan Chakraborty, Son Of Late Nagendra Nath Chakraborty who got the said property by virtue of a Deed of Partition dated 12.03.1968 registered with the Office of the Sadar District Registrar office and recorded her name in respect of the said property in the Settlement record of rights.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 9<sup>TH</sup> December, 1983 corresponding to 22<sup>nd</sup> Aghrayan, 1390, which was registered in the office of the Sub-Registrar Office, Bishnupur and recorded in Book No.1, Volume No.- 132 , pages 203 to 209, being No. 8617 for the year 1983 , the said Krishnadhan Chakraborty sold, transferred and Conveyed **ALL THAT** piece and parcel of land measuring 1acre 98 Satak be the same and/or a little more or less out of the landed area of 2 acre 89 Satak under Mouza Raghampur, J.L.No.118, comprising with R.S. Dag No. 1194 appertaining to L.R. Khatian No. 493 (mutated L.R. Khatian No.245) corresponding to R.S. Khatian No. 209 within Police Station- Bishnupur, in the District of South 24 -Parganas in favour of Smt. Chandra Mondal, Wife of Ganesh Chandra Mondal, at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispens attachments, trusts whatsoever or howsoever.





Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** the said Chandra Mondal duly mutated her name in the settlement Record of Rights under L.R. Khatian No. 245 in respect of her abovementioned purchased land.

**AND WHEREAS** by a deed of sale dated 16.08.2009 the said **SMT. CHANDRA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 65 satak out of her total land area measuring 1 Acre 91 Satak belonged to R.S. Dag No. 1194 (P) appertaining to L.R. Khatian No. 245, Mouza- Raghobpur, J.L. No.118, within Police Station- Bishnupur, District - South 24 -Parganas in the State of West Bengal, to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 23, Pages from 349 to 363, being No. 06579 for the year 2010.

**AND WHEREAS** by an another deed of sale dated 16.08.2009 the said **SMT. CHANDRA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 65 satak out of her total alnd area measuring 1 Acre 91 Satak belonged to R.S. Dag No. 1194 (P) appertaining to L.R. Khatian No. 245, Mouza- Raghobpur, J.L. No.118, within Police Station- Bishnupur, District - South 24 -Parganas in the State of West Bengal, to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 23, Pages from 364 to 378, being No. 06580 for the year 2010.

**Dag No. 1227**

1) **WHEREAS** the 1) Raja Dewan, 2) Champa Dewan, 3) Malina Roy, 4) Kajal Bar were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land under Mouza Raghobpur, J.L. No.118 comprising with R.S. Dag No.1227 (P) appertaining to L.R. Khatian No.362 containing an area of 17 Satak within Police Station - Bishnupur, in the District of South 24 Parganas.

**AND WHEREAS** the said Property along with other property measuring an area of 49 Satak out of total area of land measuring 69 Satak was belonged to Bijoy Kumar Rang who died intestate leaving behind him his five sons namely Sri Sudhir Kumar Rang, Sri Anudhwaj Rang, Sri Umacharan Rang, Sri Monoranjan Rang and Sri Niranjan Rang as his legal heirs and successors who become the joint owner in place of Bijoy Kumar Rang in respect of the said property.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 5<sup>th</sup> March, 1966 corresponding to 21<sup>st</sup> Phalgun, 1372 which was registered in the office of the Additional District Sub-Registrar Office, Bishnupur and recorded in Book No.I, Volume No.36, being No.2779 for the year 1966, the said Sri Sudhir Kumar Rang, Sri Anudhwaj

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Ref. No.....

Date:- 12.12.2013

Rang, Sri Umacharan Rang, Sri Monoranjan Rang and Sri Niranjana Rang sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 33 Satak be the same and/or a little more or less out of their landed area of 49 Satak under Mouza Raghobpur, J.L. No.118, comprising with R.S. Dag No.1227 (P) appertaining to Khatian No.139 within Police Station - Bishnupur, in the District of South - 24 Parganas in favour of Manik Chandra Dewan and Dhananjay Dewan, both sons of Sudarshan Chandra Dewan at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** the said Manik Chandra Dewan and Dhananjay Dewan duly mutated their name in the Settlement Record of Rights in respect of their aforesaid properties.

**AND WHEREAS** by a deed of sale dated 10.07.2009 the said 1) **RAJA DEWAN**, 2) **CHAMPA DEWAN**, 3) **MALINA ROY**, 4) **KAJAL BAR** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 17 Satak more or less out of the total area of 69 satak belonged to Mouza Raghobpur, J.L. No.118, R.S. Dag No.1227 (P) appertaining to L.R. Khatian No.362 within Police station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 12, Pages from 1431 to 1448, being No. 03770 for the year 2009.

2) **WHEREAS** the 1) **SRI SHANKAR MONDAL**, 2) **SRI SUKUMAR CHOWDHURY**, 3) **SRI KISHORI MONDAL**, 4) **SRI SUBHANKAR MONDAL** AND 5) **SRI DIPANKAR MONDAL** all son of Late Balai Chand Mondal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 66 Satak equivalent to 2 (Two) Bighas be the same more or less under Mouza - Raghobpur, J.L. No.118, R.S. Dag No.1227 (P) under Khatian No.86 and 139 within Police Station - Bishnupur in the District of South 24 Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** one Phulmani Makal, wife of Nikolas Makal was the absolute owner of **ALL THAT** Sali Land measuring 33 decimal equivalent to 1 (One) Bigha be the same and/or a little more or less under Mouza - Raghobpur, J.L. No.118, R.S. Dag No.1227 under Khatian No.139 within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat who purchased the said property by a Deed of Sale dated 21.02.73 registered with the Sub-Registrar Office, Bishnupur vide Book No.1, Deed No.1553 for the year 2009 from the erst-while owner Sudhir Chandra Rang and others who got the same by virtue of inheritance from his predecessor-in-interest, his father Bisoy Rang whose name was recorded in the record of rights in respect of the said property along with other property free from all encumbrances.

**AND WHEREAS** One Uma Charan Rang, Son of Late Bijoy Krishna Rang was the absolute owner of **ALL THAT** Sali Land measuring 16½ decimal equivalent to 10 (Ten)

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Ref. No.....

Date:- 12.12.2013

Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.119, R.S. Dag No.1227 under Khatian No.139 within Police Station - Bishnupur in the District of South 24 Parganas under Panakuya Gram Panchayat who got the same by virtue of inheritance from his predecessor-in-interest, his father Bijoy Krishna Rang whose name was recorded in the record of rights in respect of the said property along with other property free from all encumbrances.

**AND WHEREAS** One Ganesh Chandra Rang, Son of Late Sudhir Chandra Rang, Smt. Saraswati Rang, Wife of Late Sudhir Chandra Rang, Sri Umacharan Rang, Son of Late Bijoy Chandra Rang and Smt. Kamini Bala Mondal, Wife of Late Kanai Mondal were the absolute owners of **ALL THAT** Sali Land measuring 16½ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1227 under Khatian No.86 and 139 within Police Station - Bishnupur in the District of South 24 Parganas under Panakuya Gram Panchayat who got the same by virtue of inheritance and had been enjoying the said property free from all encumbrances.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 5<sup>th</sup> February, 1977 corresponding to 12<sup>th</sup> Magh, 1383 which was registered in the Office of the Bishnupur Sub-Registrar Office and recorded in Book No.I, Volume No.13 Pages 174 to 176 being No.756 for the year 1977, the said Phulmani Makal sold transferred and conveyed the said land measuring 33 decimal equivalent to 1 (One) Bigha be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1227, under Khatian No.139 within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Sri Sukumar Chowdhury, Son of Monomohan Chowdhury free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 7<sup>th</sup> December, 1977 corresponding to 21<sup>st</sup> Aghrayan, 1384 which was registered in the Office of the Bishnupur Sub-Registrar Office and recorded in Book No.I, Volume No.66, Pages 159 to 161 being No.5559 for the year 1977, the said Uma Charan Rang sold transferred and conveyed said land measuring 16½ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1227 under Khatian No.139 within Police Station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to **SRI SHANKAR MONDAL** Son of Late Balai Chand Mondal free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 10<sup>th</sup> December, 1979 corresponding to 23<sup>rd</sup> Aghrayan, 1386 which was registered in the Office of the Bishnupur Sub-Registrar Office and recorded in Book No.I, Volume No.69, Pages 290 to 293 being No.6966 for the year 1979, the said Ganesh Chandra Rang, Smt. Saraswati Rang,

  
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Ref. No.....

Date:- 12.12.2013

Sri Umacharan Rang and Smt. Kamini Bala Mondal, wife of Late Kanai Mondal sold transferred and conveyed the said land measuring 16½ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza - Raghampur, J.L. No.118, R.S. Dag No.1227 under Khatian No.86 and 139 within Police Station - Bishnupur in the District of South 24 Parganas under Panakuya Gram Panchayat to **SRI SHANKAR MONDAL**, Son of Late Balai Chand Mondal free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** the Sukumar Chowdhury by a Power of Attorney vide dated 31<sup>st</sup> July, 2009 registered in the Office of the Additional District Sub-Registrar, Alipore and recorded in Book No.IV, C.D. Volume No.3, pages 3056 to 3067 being No.01180 for the year 2009, the said Sukumar Chowdhury appoint, constitute his true and lawful attorney 1) Sri Shankar Mondal 2) Sri Kishori Mondal 3) Sri Subhankar Mondal 4) Sri Dipankar Mondal, all sons of Late Balai Chand Mondal, all by faith - Hindu, all by occupation - Cultivation, resident of Village - Cheary, Post Office - Nepalganj, Police Station - Bishnupur, District - 24 Parganas (S).

**AND WHEREAS** by a deed of sale dated 21.10.2009 the said 1) **SRI SHANKAR MONDAL**, 2) **SRI SUKUMAR CHOWDHURY**, 3) **SRI KISHORI MONDAL**, 4) **SRI SUBHANKAR MONDAL** AND 5) **SRI DIPANKAR MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 66 Satak more or less out of the total land of 99 satak belonged to Mouza Raghampur, J.L. No.118, R.S. Dag No.1227 (P) under Khatian No.86 and 139 within Police station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 18, Pages from 4665 to 4684, being No. 05679 for the year 2009.

3) **WHEREAS** one Ganesh Chandra Mondal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land under Mouza - Raghampur, J.L. No.118, comprising with R.S. Dag No.1227 (P) appertaining to L.R Khatian No.1496 containing an area of 16½ Satak within the area of 49 Satak within Police Station - Bishnupur, District - South 24 Parganas in the State of West Bengal.

**AND WHEREAS** the said property along with other property was belonged to Sudhir Rang, Son of Late Bijoy Rang and others who sold, transferred and conveyed a portion of the said property measuring about 16½ Satak within the area of land measuring 33 Satak out of total area of land measuring 49 Satak in favour of Manik Chandra Dewan by a Deed of Sale dated 05.03.1966 registered with the Office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.I, Deed No.2779 for the year 1966.

**AND WHEREAS** the said Manik Chandra Dewan sold transferred and conveyed the said property free from all encumbrances to Uplab alias Gopal Mondal by a Deed of Sale





Ref. No.....

Date:- 12.12.2013

registered with the Office of the Additional District Sub-Registrar at Bishunpur and recorded in Book No.I, Being No.5393 for the year 1982.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 17<sup>th</sup> December, 1997 corresponding to 1<sup>st</sup> Pous, 1404 which was registered in the office of the Additional District Sub-Registrar Office, Bishunpur and recorded in Book No.I, Volume No.12, Pages 211 to 214 being No.1058 for the year 1998 the said Uplab alias Gopal Mondal sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 16 and ½ Satak be the same and/or a little more or less within the landed area of 33 Satak out of the total landed area of 49 Satak under Mouza - Raghobpur, J.L. No.118, comprising with R.S. Dag No.1227 (P) appertaining to L.R. Khatian No.122 (mutated L.R. Khatian No.1496) corresponding to R.S. Khatian No.139 within Police Station - Bishunpur, in the District of South 24 Parganas in favour of Ganesh Chandra Mondal, Son of Late Kali Charan Mondal, at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispdens attachments, trusts whatsoever or howsoever.

**AND WHEREAS** the said Ganesh Chandra Mondal duly mutated his name in the Settlement Record of Rights in respect of his aforesaid properties and the same has been recorded in his respective L.R. Khatian No.1496 and has been enjoying and possessing the said property free from all encumbrances.

**AND WHEREAS** by a deed of sale dated 16.08.2010 the said **GANESH CHANDRA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 16 ½ Satak more or less out of the total land area of 49 satak belonged to Mouza Raghobpur, J.L. No.118, R.S. Dag No.1227 (P) appertaining to L.R. Khatian No.1496 within Police station - Bishunpur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 23, Pages from 334 to 348, being No. 06578 for the year 2009.

**Dag No.1228**

**WHEREAS** the said **SMT. SURADHANI MONDAL**, Wife of Late Balai Chand Mondal, (2) **SRI SHANKAR MONDAL**, Son of Late Balai Chand Mondal, (3) **SRI KISHORI MONDAL**, Son of Late Balai Chand Mondal, (4) **SRI SUBHANKAR MONDAL**, Son of Late Balai Chand Mondal, (5) **SRI DIPANKAR MONDAL**, Son of Late Balai Chand Mondal, (6) **SMT. UMA MONDAL**, Wife of Jagadish Mondal, Daughter of Late Balai Chand Mondal, (7) **SMT. SHYAMA MONDAL**, Wife of Nishikanta Mondal, Daughter of Late Balai Chand Mondal, (8) **SMT. NILIMA SETH** were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 91 Decimal or Satak equivalent to 2 (Two) Bighas 15 (Fifteen) Cottahs be the same, and/or a little more or less under Mouza Raghobpur, J.L.No.118 R.S. Dag No. 1228 (P) under





Ref. No.....

Date:- 12.12.2013

Khatian No. 217 within Police Station- Bishnupur in the District of South 24 -Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** One Nilambar Chakraborty, Son of Late Surendra Nath Chakraborty was the absolute owner of **ALL THAT** Sali Land measuring 91 Decimal equivalent to 2 (Two) Bighas 15 (Fifteen) Cottahs be the same and/or a little more or less under Mouza- Raghobpur , J.L. No. 118 , R.S. Dag No. 1228 (P) , under Khatian No. 217 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat who got the same by virtue of inheritance from his predecessor-in-interest , and his name was recorded in the record of rights in respect of the said property along with the other property free from all encumbrances.

**AND WHEREAS** by a Deed of sale in Bengali vernacular bearing the date of 31<sup>st</sup> March 1959 corresponding to 17<sup>th</sup> Chaitra, 1365 which was registered in the office of the Bishnupur Sub-Registrar Office and recorded in Book No. 1 , volume No. 22, Pages 215 to 217, being No. 2442 for the year 1959 , the said Nilambar Chakraborty sold, transferred and Conveyed the said land measuring 91 decimal equivalent to 2 (Two) Bighas 15 (Fifteen) Cottahs be the same and/or a little more or less under Mouza- Raghobpur , J.L. No. 118 , R.S. Dag No. 1228 (p) , under Khatian No. 217 within Police Station- Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to (1) SRI BALAI CHAND MONDAL, Son of Late Bhusan Kumar Mondal, (2) SMT. SURADHANI MONDAL, Wife of Sri Balai Chand Mondal herein free from all encumbrances at and for the valuation as mentioned in the said Deed of Sale and delivered possession thereof.

**AND WHEREAS** the said Balai Chand Mondal died intestate on 5<sup>th</sup> January, 1998 leaving behind him his wife (1) SMT. SURADHANI MONDAL, (2) SRI SHANKAR MONDAL, (3) SRI KISHORI MONDAL, (4) SRI SUBHANKAR MONDAL, (5) SRI DIPANKAR MONDAL, (6) SMT. UMA MONDAL, (7) SMT. SHYAMA MONDAL, (8) SMT. NILIMA SETH as his legal heirs and successors in respect to the properties left by him.

**AND WHEREAS** by a deed of sale dated 21.10.2009 the said (1) SMT. SURADHANI MONDAL, (2) SRI SHANKAR MONDAL, (3) SRI KISHORI MONDAL, (4) SRI SUBHANKAR MONDAL, (5) SRI DIPANKAR MONDAL, (6) SMT. UMA MONDAL, (7) SMT. SHYAMA MONDAL, (8) SMT. NILIMA SETH sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 91 Satak belonged to R.S. Dag No. 1228 (P) under Khatian No. 217, Mouza- Raghobpur, J.L. No.118, within Police Station- Bishnupur, District - South 24 -Parganas in the State of West Bengal, to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 18, Pages from 4685 to 4703, being No. 05680 for the year 2009.

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Date:- 12.12.2013

Dag No. 1221

**WHEREAS ALL THAT** piece and parcel of land measuring 66 Satak be the same and/or a little more or less out of the total area of land measuring about 195 Satak under Mouza Raghampur, J.L.No.118, R.S. No.211, within R.S. Dag No. 1221 under R.S. Khatian 276 within Police Station- Bishnupur, in the District of South 24 -Parganas belonged to one Nagendra Nath Chakraborty who owned and possessed the aforesaid landed property along with other landed properties as the absolute owner and possessor.

**AND WHEREAS** on the death of the said Nagendra Nath Chakraborty, his son Sri Panchanan Chakraborty became the absolute owner in respect of the said Property and had been enjoying the said property free from all encumbrances and recorded his name in the settlement Record of rights in respect of the said properties measuring 195 satak in Khatian no.447 corresponding to Dag no.1221.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day Of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-8, pages 323 to 330, being No. 470 for the year 2006, the said Panchanan Chakraborty sold, transferred and Conveyed **ALL THAT** piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the land area of 66 satak out of the total land area of 195 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S.Dag No. 1221 under R.S. Khatian 276 within Police Station- Bishnupur, in the District of South 24 -Parganas in favour of Kumari Pallabi Mondal, daughter of Sri Ganesh Chandra Mondal at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensense attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by another Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day Of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-8, pages 331 to 338, being No. 471 for the year 2006, the said Panchanan Chakraborty sold, transferred and Conveyed **ALL THAT** piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the landed area of 66 satak out of the total land area of 195 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S.Dag No. 1221 under R.S. Khatian 276 within Police Station- Bishnupur, in the District of South 24 -Parganas in favour of Sri Dipankar Mondal, Son of Sri Ganesh Chandra Mondal, at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by another Deed of Sale in Bengali vernacular bearing the date of 23<sup>rd</sup> day Of April, 2004 corresponding to 10<sup>th</sup> Baisakh, 1411, which was registered in the office of the Additional District Sub-Registrar at Bishnupur and recorded in Book No.1, Volume No.-8, pages 339 to 344, being No. 472 for the year 2006, the said Panchanan

*Ashraful Alam*



Ref. No.....

Date:- 12.12.2013

Chakraborty sold, transferred and Conveyed **ALL THAT** piece and parcel of land measuring 22 Satak be the same and/or a little more or less within the landed area of 66 satak out of the total land area of 195 satak under Mouza Raghampur, J.L.No.118, R.S. No.211, R.S.Dag No. 1221 under R.S. Khatian 276 within Police Station- Bishnupur, in the District of South 24 - Parganas in favour of Sri Prosenjit Mondal, Son of Sri Ganesh Chandra Mondal, at or for the consideration as mentioned in the said Deed Of Sale free from all encumbrances, charges liens, lispensens attachments, crusts whatsoever or howsoever.

**AND WHEREAS** the said Pallabi Mondal, duly mutated her name in the Settlement Record of Rights under L.R. Khatian No. 1552 in respect of her abovementioned purchased land measuring 22 satak and the said Dipankar Mondal, duly mutated his name in the Settlement Record of Rights under L.R. Khatian No. 1551 in respect of his abovementioned purchased land measuring 22 satak and the said Prosenjit Mondal, duly mutated his name in the Settlement Record of Rights under L.R. Khatian No. 1553 in respect of his abovementioned purchased land measuring 22 satak out of the total land area of 1 acre 95 satak in Dag No.1221 at Mouza-Raghampur.

**AND WHEREAS** by a deed of sale dated 16.08.2010 the said (1) **KUMARA PALLABI MONDAL**, (2) **SRI DIPANKAR MONDAL**, (3) **SRI PROSENJIT MONDAL**, sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 66 Satak belonged to R.S. Dag No. 1221 (P) under Khatian No. 1551,1552,1553 Mouza- Raghampur, J.L. No.118, within Police Station- Bishnupur, District - South 24 -Parganas in the State of West Bengal, to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar- IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 28, Pages from 1122 to 1140, being No. 08101 for the year 2010.

**Dag No. 1194/1294**

1) **WHEREAS** 1) Ajoy Chakraborty, 2) Modhusadhan Chakraborty, 3) Dibakar Chakraborty and 4) Banshibadan Chakraborty were absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring 22 decimal equivalent to 13 (Thirteen) Cottahs and 5 (Five) Chittacks and 7 (Seven) Sq.ft. be the same and/or a little more or less under Mouza Raghampur, J.L. No.118, R.S. Dag No.1194/294, under L.R. Khatian 1025 within Police Station - Bishnupur, in the District of South 24 Parganas.

**AND WHEREAS** the said 1) Ajoy Chakraborty, 2) Modhusadhan Chakraborty, 3) Dibakar Chakraborty and 4) Banshibadan Chakraborty were recorded in the Settlement Record of Rights comprising with L.R. Khatian No.1025 under R.S. Dag No.1194/294 (P) in Mouza - Raghampur and have been enjoying and possessing the said property free from all encumbrances.





Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** by a deed of sale dated 25.02.2009 the said 1) **AJOY CHAKRABORTY**, 2) **MODHUSADHAN CHAKRABORTY**, 3) **DIBAKAR CHAKRABORTY** AND 4) **BANSHIBADAN CHAKRABORTY**, sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 22 decimal equivalent to 13 (Thirteen) Cottahs and 5 (Five) Chittacks and 7 (Seven) Sq.ft. be the same and/or a little more or less under Mouza Raghampur, J.L. No.118, R.S. Dag No.1194/294, under L.R. Khatian 1025 within Police Station - Bishnupur, in the District of South 24 Parganas under Panakua Gram Panchayat, to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 1, Pages from 639 to 654, being No. 00459 for the year 2009.

2) **WHEREAS** one Sri Biswajit Mondal was absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring **ALL THAT** piece and parcel of Shali land measuring an area a little more or less 18¼ Satak equivalent to 11 Cottahs more or less lying and situate within R.S. Dag No.1194/1294 appertaining to R.S. Khatian No.1025 under Mouza -Raghampur, within Panakua Gram Panchayat under Bishnupur No.1 Panchayat, J.L. No.118, Pargana - Magura, Police Station and Sub-Registry Office Bishnupur, District South 24 Parganas.

**AND WHEREAS** One Sri Madhusudan Chakraborty and Sri Bansibadan Chakraborty Son of Late Surendra Nath Chakraborty was the absolute owner of **ALL THAT** Sali Lande measuring 18¼ decimal or Satak equivalent to 11 Cottahs be the same a little more or less lying and situate within R.S. Dag No.1194/1294 appertaining to R.S. Khatian No.1025 under Mouza Raghampur, within Panakua Gram Panchayat under Bishnupur No.1 Panchayat, J.L. No.118, District Collectorate's Touzi No.1-5, 1162, Pargana - Magura, Police Station and Sub-Registry Office Bishnupur, District - South 24 Parganas who got the same by virtue of inheritance from their predecessor-in-interest and their name were recorded in the record of rights in respect of the said property free from all encumbrances.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular dated 16<sup>th</sup> day of June, 2006 which was registered in the office of the Additional District Sub-Registrar - Bishnupur, 24 Parganas (South) and recorded in Book No.I, C.D. Volume No.17, Pages 471 to 489, being No.05287 for the year 2009, the said Madhusudan Chakraborty and Banshibadan Chakraborty sold transferred and conveyed **ALL THAT** piece and parcel of Shali land measuring an area a little more or less 18¼ Satak equivalent to 11 Cottahs more or less lying and situate within R.S. Dag No.1194/1294 appertaining to R.S. Khatian No.1025 of Mouza Raghampur, within Panakua Gram Panchayat under Bishnupur No.1 Panchayat J.L. No.118 Pargana - Magura, Police station and Sub-Registry Office Bishnupur, District South 24 Parganas in favour of Sri Biswajit Mondal, Son of Sri Bhupal Mondal at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispensence attachments, crusts whatsoever or howsoever.




Ref. No.....

Date:- 12.12.2013

**AND WHEREAS** by a deed of sale dated 21.10.2009 the said **SRI BISWAJIT MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 18.25 Satak belonged to R.S. Dag No. 1194/1294 under Khatian No. 1025 Mouza- Raghampur, J.L. No.118, within Police Station- Bishnupur, District - South 24 - Parganas in the State of West Bengal, to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 18, Pages from 2554 to 2568, being No. 05678 for the year 2009.

3) **WHEREAS** the 1) Sri Biplob Mondal and 2) Sri Uplob Mondal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 16½ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza Raghampur, J.L. No.118, R.S. Dag No.1194 appertaining to L.R. Khatian No.493 corresponding to R.S. Khatian No.209 within Police station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed the aforesaid property along with the other properties who died intestate leaving behind him six sons as his only legal heirs and successors in respect to the estate left by him.

**AND WHEREAS** after the death of the said Nagendra Nath Chakraborty, his aforesaid six sons had become the joint owner by virtue of inheritance of all the properties belonged to Nagendra Nath Chakraborty and were possessing and enjoying the same jointly free from all encumbrances.

**AND WHEREAS** for better enjoyment of their inherited properties, the said legal heirs of Nagendra Nath Chakraborty decided to make partition of their joint properties amicably amongst themselves and for this purpose they have partitioned their joint properties by demarcating the same through local surveyors so that each party allotted a specific and demarcated portion of the said properties.

**AND WHEREAS** by Deed of Partition dated 22.03.1968 registered in the Alipore District Register Office, each party of the said partition Deed got their respective share of properties in demarcated manner absolutely free from all encumbrances and as absolute owner thereof and one son of Nagendra Nath Chakraborty, namely Panchanan Chakraborty recorded his name in the Revisional settlement Record of rights in respect of his respective share of the property as mentioned in the said partition deed dated 22.3.1968 along with the other co-sharers of the said property with their respective share and had been enjoying the same free from all encumbrances by making payment of taxes to the competent authority.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 21<sup>st</sup> April, 1982 corresponding to 7<sup>th</sup> Baisakh, 1389, the said Panchanan Chakraborty sold transferred and conveyed a portion of his owned property comprising with 20 Cottahs





Ref. No.....

Date:- 12.12.2013

equivalent to 33 Satak in favour of 1) Biplab Mondal 2) Suplab Mondal 3) Pallab Mondal and 4) Uplob Mondal all sons of Bimal Mondal free from all encumbrances at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the Alipore 24 Parganas (S) and recorded in Book No.I, Volume No. 131 Pages 119 to 125 being No.4906 for the year 1982 and delivered possession thereof.

**AND WHEREAS** by a deed of sale dated 15.05.2009 the said 1) **SRI BIPLOB MONDAL AND 2) SRI UPLOB MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 16 ½ Satak belonged to Mouza Raghobpur, J.L. No.118, R.S. Dag No.1194 appertaining to L.R. Khatian No.493 corresponding to R.S. Khatian No.209 within Police station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 6, Pages from 4813 to 4829, being No. 02290 for the year 2009.

4) **WHEREAS** the said 1) Suplab Mondal and 2) Pallab Mondal were absolutely seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring 16½ decimal equivalent to 10 (Ten) Cottahs be the same and/or a little more or less under Mouza Raghobpur, J.L. No.118, R.S. Dag No.1194 appertaining to L.R. Khatian No.493 corresponding to R.S. Khatian No.209 within Police station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat.

**AND WHEREAS** one Nagendra Nath Chakraborty owned and possessed the aforesaid property along with the other properties who died intestate leaving behind him six sons as his only legal heirs and successors in respect to the estate left by him.

**AND WHEREAS** after the death of the said Nagendra Nath Chakraborty, his aforesaid six sons had become the joint owner by virtue of inheritance of all the properties belonged to Nagendra Nath Chakraborty and were possessing and enjoying the same jointly free from all encumbrances.

**AND WHEREAS** for better enjoyment of their inherited properties, the said legal heirs of Nagendra Nath Chakraborty decided to make partition of their joint properties amicably amongst themselves and for this purpose they have partitioned their joint properties by demarcating the same through local surveyors so that each party allotted a specific and demarcated portion of the said properties.

**AND WHEREAS** by Deed of Partition dated 22.03.1968 registered in the Alipore District Register Office, each party of the said partition Deed got their respective share of properties in demarcated manner absolutely free from all encumbrances and as absolute owner thereof and one son of Nagendra Nath Chakraborty, namely Panchanan Chakraborty recorded his name in the Revisional settlement Record of rights in respect of his respective

*Apurba Kumar Ghosh*  
*Advocate*



Ref. No.....

Date:- 12.12.2013

share of the property as mentioned in the said partition deed dated 22.3.1968 along with the other co-sharers of the said property with their respective share and had been enjoying the same free from all encumbrances by making payment of taxes to the competent authority.

**AND WHEREAS** by a Deed of Sale in Bengali Vernacular bearing the date of 21<sup>st</sup> April, 1982 corresponding to 7<sup>th</sup> Baisakh, 1389, the said Panchanan Chakraborty sold transferred and conveyed a portion of his owned property comprising with 20 Cottahs equivalent to 33 Satak in favour of 1) Biplab Mondal 2) Suplab Mondal 3) Pallab Mondal and 4) Uplob Mondal all sons of Bimal Mondal free from all encumbrances at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the office of the Alipore 24 Parganas (S) and recorded in Book No.I, Volume No. 131 Pages 119 to 125 being No.4906 for the year 1982 and delivered possession thereof.

**AND WHEREAS** by a Deed of Sale dated 18<sup>th</sup> May, 2009 which was registered with the Office of the District Sub-Registrar -IV at Alipore and recorded in Book No.I, Being No.2290 for the year 2009, the said Biplob Mondal and Uplob Mondal sold transferred and conveyed free from all encumbrances **ALL THAT** piece and parcel of Sali land measuring an area a little more or less 16½ decimals equivalent to 10 (Ten) Cottahs lying and situate at Mouza - Raghobpur, J.L. No.118, R.S. Dag No.1194 appertaining to L.R. Khatian No.493 corresponding to R.S. Khatian No.209 within Panakuya Gram Panchayat under Bishnupur No.1 Police Station - Bishnupur, Sub-Registry Office Bishnupur, District South 24 Parganas including all using rights and rights of ingress and egress with all easements rights over and through adjacent Road.

**AND WHEREAS** by a deed of sale dated 22.05.2009 the said 1) **SRI SUPLAB MONDAL** **AND 2) SRI PALLAB MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 16 ½ Satak belonged to Mouza Raghobpur, J.L. No.118, R.S. Dag No.1194 appertaining to L.R. Khatian No.493 corresponding to R.S. Khatian No.209 within Police station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 6, Pages from 5841 to 5857, being No. 02399 for the year 2009.

5) **WHEREAS** 1) Shyama Mondal and 2) Smt. Chaya Mondal are absolutely seized and possessed of or otherwise well and sufficiently entitled to the land ad-measuring **ALL THAT** piece and parcel of Sali land measuring an area a little more or less 13.73 Satak equivalent to 8 (Eight) Cottahs 5 (Five) Chittacks and 6 (Six) Sq.ft. more or less lying and situate within R.S. Dag No.1194/1294 appertaining to R.S. Khatian No.1025 under Mouza - Raghobpur, within Panakua Gram Panchayat under Bishnupur No.1, Panchayat J.L. No.118 Pargana - Magura, Police Station and Sub-Registry Office Bishnupur, District South 24 Parganas.

**AND WHEREAS** by a Deed of Sale in Bengali vernacular dated 23<sup>rd</sup> day of June, 2006 corresponding to 8<sup>th</sup> Asar, 1413 which was registered in the office of the Additional District Sub-Registrar, Bishnupur, 24 Parganas (South) and recorded in Book No.I, C.D. Volume No.3, Pages 2976 to 2997, being No.00731 for the year 2010, the said Smt. Shyama Mondal, purchased free from all

*Aubson*

*Admit*



**APURBA KUMAR GHOSH**  
Advocate  
**High Court, Calcutta.**

Chamber

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3<sup>rd</sup> floor, Room No.80A,  
Kolkata - 700 001.  
Ph :- 2213-1150 (Ch.)  
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63

Ref. No.....

Date:- 12.12.2013

encumbrances from Sri Dibakar Chakraborty and others **ALL THAT** piece and parcel of Shali land measuring an area a little more or less 8.78 Satak more or less lying and situate within R.S. Dag No.1194/1294 appertaining to R.S. Khatian No.1025 of Mouza Raghampur within Panakua Gram Panchayat under Bishnupur No.1 Panchayat, J.L. No.118 Pargana - Magura, Police Station and Sub-Registry Office Bishnupur, District South 24 Parganas at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances charges liens, lispense attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by another Deed of Sale in Bengali vernacular dated 23<sup>rd</sup> day of June, 2006 corresponding to 8<sup>th</sup> Asar, 1413 which was registered in the office of the Additional District Sub-Registrar, Bishnupur, 24 Parganas (South) and recorded in Book No.I, C.D. Volume No.3, pages 2850 to 2869 being No.00730 for the year 2010, the said Smt. Chaya Mondal purchased free from all encumbrances from Sri Dibakar Chakraborty and others **ALL THAT** piece and parcel of Shali land measuring an area a little more or less 4.95 Satak more or less lying and situate within R.S. Dag No.1194/1294 appertaining to R.S. Khatian No.1025 of Mouza - Raghampur, within Panakua Gram Panchayat under Bishnupur No.1 Panchayat, J.L. No.118 Pargana - Magura, Police Station and Sub-Registry Office - Bishnupur, District South - 24 Parganas at or for the consideration as mentioned in the said Deed of Sale free from all encumbrances, charges liens, lispense attachments, crusts whatsoever or howsoever.

**AND WHEREAS** by a deed of sale dated 19.02.2010 the said 1) **SHYAMA MONDAL AND 2) SMT. CHAYA MONDAL** sold, transferred and conveyed **ALL THAT** piece and parcel of sali land containing an area of 13.73 Satak more or less out of the land measuring 55 satak within the total area of land measuring 91 satak belonged to Mouza Raghampur, J.L. No.118, R.S. Dag No.1194/1294 appertaining to L.R. Khatian No.493 corresponding to R.S. Khatian No.1025 within Police station - Bishnupur, in the District of South 24 Parganas under Panakuya Gram Panchayat to Mayfair Villa Pvt. Ltd. the Present Owner herein. The said deed of sale was registered in the Office of the District Sub Registrar-IV, Alipore, South 24 Parganas and recorded in Book No. I, C.D. Volume No. 6, Pages from 5841 to 5857, being No. 02399 for the year 2009.

**AND WHEREAS** the said Mayfair Villa Private Limited duly mutated its name in the settlement record of rights in respect of L.R. Khatian No. 1588 and has been enjoying the said property by paying khajna in its own name.

From the available documents I hereby certify that the abovementioned property is free from all f encumbrances, charges, liabilities, liens and lispense, attachment of any kind whatsoever and the said property has an absolutely clear, free title.

The receipts for the relevant searches are enclosed herewith.

*Apurba Kumar Ghosh*  
Advocate



No. REGN U 244427

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 66527

Date of application..... 12-12-13

Search for the year(s)..... 2012-13

Name of office to which the record to be searched or inspected relates.....

D.R.S.R. Bishnupur

Name of person or property to be searched..... M. Raghupur

Nature of document..... D.O. 1193 S. Bhoj

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Sale (4)

8. From whom received..... S. Saha

9. Fees paid under Article—

F (1) (i) 60/-

F (1) (ii)

F (2)



Registrar of.....