



HILI DAS ASSOCIATES
Advocates

REPORT ON TITLE

I. GLOSSARY

Subject Property or Said Property	<p>ALL THAT piece and parcel of Housing Project land Totally measuring about 48 Cottah 14 Chitak 31 Square Feet (equivalent to 3239.11 Square Meter) comprised in L.R Dag No. 2810, 2813 and 2801, in Mouza – Ghuni, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in L.R Khatian Nos. - 3828, 1797/1,11240, 11117, 11107, 11124, 8932, 7052, 7053, 3120, 3121, 3123, 3122, 11104, 5076, 5075, 3116, 3117, 11110, 11362, 11363, 11364, 11365, 11366, 11367 and 11368 in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, PIN – 700162</p>
Owners	<p>(1) MRS. SONALI BISWAS (having PAN – BYAPB2961A, Aadhar No. – 2254 4600 0691, Mobile No. – 9836050174), wife of Mr. Sachindra Nath Biswas, by Nationality Indian, residing at Nutan Pally, Kolkata - 700162, Post Office – Gouranga Nagar, Police Station – New Town West Bengal, India, hereinafter referred to as the OWNER No. – 1,</p> <p>(2) MR. SACHINDRA NATH BISWAS (having PAN – BFCPB3885E, Aadhar No. – 8005 5389 8148, Mobile No. – 9836050174), son of Late Bankim Chandra Biswas, by Nationality Indian, residing at Nutan Pally, Kolkata - 700162, Post Office – Gouranga Nagar, Police Station – New Town West Bengal, India, hereinafter referred to as the OWNER No. – 2,</p> <p>(3) MR. GOPI NATH SHAW (having PAN –BUCPS0913B, Aadhar No. – 5849 6898 8364, Mobile No. – 9331287155), son of Mr. Ram Nandan Shaw, by Nationality Indian, residing at 4E, Marhatta Ditch Lane, PIN - 700003, Post Office - Shyambazar, Police Station - Shyampukur, West Bengal, India, hereinafter referred to as the OWNER No. – 3,</p> <p>(4A) MR. RABISANKAR KAYAL (having PAN – ANRPK0502B,</p>

Aadhar No. – 9015 3117 1153, Mobile No. – 8918254474), son of Mr. Satyaranjan Kayal, by Nationality Indian, residing at B.D. Mukherjee Lane, Khoro Para, Krishnanagar – I, Krishnanagar PIN - 741101, Post Office – Krishnanagar, Police Station – Kotowali, District – Nadia, West Bengal, India, **(4B) MR. AVIJIT SARKAR (having PAN – AZIPS2409J, Aadhar No. – 5251 2476 3366, Mobile No. – 6296827822),** son of Mr. Ashim Kumar Sarkar, by Nationality Indian, residing at M.G. Road, Krishnanagar – I, Krishnanagar, PIN - 741101, Post Office – Krishnanagar, Police Station – Kotowali, District – Nadia, West Bengal, India, **AND (4C) MR. SUKDEB HALDER (having PAN – AFPPH3399D, Aadhar No. – 3879 1575 8723, Mobile No. – 7001101569),** son of Late Biplab Halder, by Nationality Indian, residing at Dharmatala Lane, Krishnanagar, Malopara, Krishnanagar – I, Krishnanagar, PIN - 741101, Post Office – Krishnanagar, Police Station – Kotowali, District – Nadia, West Bengal, India, hereinafter referred to as the **OWNER No. – 4A, 4B & 4C** respectively,

(5) MR. SAMIT PAUL (having PAN –BMDPP1380C, Aadhar No. – 5952 4468 6552, Mobile No. – 8910423550), son of Mr. Satish Paul, by Nationality Indian, residing at 5/207, Dakshindari Road, Neheru Collony, PIN - 700048, Post Office – Lake Town, Police Station – Lake Town, West Bengal, India, hereinafter referred to as the **OWNER No. – 5,**

(6A) MR. SHAMBHU NATH SHAW (having PAN –BGUPS5149H, Aadhar No. – 7525 2359 3357, Mobile No. – 8777040593), AND (6B) MR. BIJAY SHAW alias MR.BIJAY AGARWAL(having PAN – BSMPS2898P, Aadhar No. – 6654 0240 0767, Mobile No. – 9831328065), both are son of Mr. Fulch and Shaw alias Mr. Fulchand Agarwal, both are by Nationality Indian, both are residing at 9 AH/6, Marhatta Ditch Lane, PIN - 700003, Post Office - Baghbazar, Police Station - Shyampukur, West Bengal, India, hereinafter referred to as the **OWNER No. – 6A & 6B** respectively,

(7A) MR. SURESH KUMAR JAISWAL (having PAN – ANKPJ6764H, Aadhar No. – 8597 6607 5566, Mobile No. – 9831812409), AND (7B) MR. SANTOSH JAISWAL alias MR. SANTOSH KUMAR JAISWAL(having PAN –AJJPJ3915D, Aadhar

No. – 3891 1468 6878, Mobile No. – 6291410661), both are son of Late Pyare Lal Jaiswal, both are by Nationality Indian, both are residing at Udayachal West Newtown, Rajarhat Gopalpur (M), PIN - 700157, Post Office – Hatiyara, Police Station – Newtown, West Bengal, India, hereinafter referred to as the **OWNER No. – 7A & 7B** respectively,

(8) MR. JITENDRA KUMAR JAISWAL (having PAN – ALUPJ0821H, Aadhar No. – 3706 8906 6415, Mobile No. – 9831737199), son of Late Shri Ram Shaw, by Nationality Indian, both are residing at Sankar Abasan, Hela Battala, Hatiara Road, PIN - 700157, Post Office – Hatiara, Police Station – New Town, West Bengal, India, hereinafter referred to as the **OWNER No. – 8,**

(9) MR. AJAY KUMAR JAISWAL (having PAN –BBJPJ1129C, Aadhar No. – 7860 0597 0033, Mobile No. – 6291407148), son of Late Pyare Lal Jaiswal, by Nationality Indian, both are residing at Hatiara Hela Battala, Sardar Para, Pandit Battala, North 24 Parganas PIN – 700157, Post Office – Hatiara, Police Station – Newtown, West Bengal, India, hereinafter referred to as the **OWNER No. – 9,**

(10) MR. ACHHA LAL SHAW (having PAN –BIPPS1493B, Aadhar No. – 9797 7560 6443, Mobile No. – 9038008777), son of Mr. Ram Nandan Shaw, by Nationality Indian, both are residing at 4E, Marhatta Ditch Lane, PIN – 700003 , Post Office – Shyambazar, Police Station – Shyampukur, West Bengal, India, hereinafter referred to as the **OWNER No. – 10,**

(11) MR. SUJOY PAUL alias MR. SUJAY PAUL(having PAN – AONPP2861H, Aadhar No. – 2094 1905 4547, Mobile No. – 7278447757), son of Late Debendra Chandra Paul, by Nationality Indian, residing at 16, Mahendra Goswami Lane, PIN - 700006, Post Office – Beadon street, Police Station – Girish park, West Bengal, India, hereinafter referred to as the **OWNER No. – 11,**

(12) MR. LAKHI KANT DAS (having PAN –AGWPD0045N, Aadhar No. – 6992 8379 3035, Mobile No. – 9433386539), son of Late Mahendra Nath Das, by Nationality Indian, both are residing at 38/B, Mahendra Goswami Road, PIN – 700006, Post Office – Beadon

Street, Police Station – Girish Park, West Bengal, India, hereinafter referred to as the **OWNER No. – 12,**

(13A) MRS. PUSPA ROY (having PAN –AVVPR3120N, Aadhar No. – 9059 5443 7036, Mobile No. – 8240369645), wife of Mr. Subhas Chandra Roy, by Nationality Indian **AND (13B) MR. SOMEN ROY (having PAN –AEKPR1523F, Aadhar No. – 6657 1467 8643, Mobile No. – 9433563952),** son of Mr. Subhas Chandra Roy, by Nationality Indian, both are residing at 1, Jadu Pandit Road, PIN – 700006, Post Office – Beadon Street, Police Station – Girish Park, West Bengal, India, hereinafter referred to as the **OWNER No. – 13A & 13B** respectively,

(14) MR. MINTU GHOSH (having PAN – AYGPG0135N, Aadhar No. – 7517 6660 5678, Mobile No. – 6290469702), son of Mr. Gobinda Ghosh, by Nationality Indian, both are residing at Gouranga Nagar, Ghuni(CT),North 24 Parganas PIN - 700157, Post Office – Gouranga Nagar, Police Station – New Town, West Bengal, India, hereinafter referred to as the **OWNER No. – 14,**

(15) MRS. ASHALATA MONDAL (having PAN –FZVPM1758N, Aadhar No. – 4882 9275 7334, Mobile No. – 7278502565),wife of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Sulanguri Colony, Gouranga Nagar, District - North 24 Parganas, PIN - 700159, Post Office - Gouranga Nagar, Police Station – New Town, West Bengal, India, hereinafter referred to as the **OWNER No. – 15,**

(16) MR. BIDYUT KUMAR MONDAL (having PAN –ADRPM1325J, Aadhar No. – 8844 2331 9741, Mobile No. – 8945807083), son of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Trilakya Nagar, Uttar Bagdogra, District – Darjeeling , PIN – 734014, Post Office – Bagdogra, Police Station – Bagdogra, West Bengal, India, hereinafter referred to as the **OWNER No. – 16,**

(17) MR. BIPLOB KUMAR MONDAL alias **BIPLOB MONDAL(having PAN –AMAPM0852A, Aadhar No. – 2530 9814 5376, Mobile No. – 8240434832),**son of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Sulanguri Colony, Gouranga Nagar, District - North 24 Parganas, Kolkata – 700159,

	<p>Post Office –Gouranga Nagar, Police Station –New Town, West Bengal, India, hereinafter referred to as the OWNER No. – 17,</p> <p>(18) MRS. SWAPNA HALDER(having PAN –AKBPH4798R, Aadhar No. – 4000 7451 2895, Mobile No. – 9051109255),wife of Mr. Hari Charan Haldar and daughter of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Aswinipally School Road, Maniknagar, Barasat(m), District - North 24 Parganas, Kolkata - 700124, Post Office - Barasat, Police Station - Barasat, West Bengal, India,hereinafter referred to as the OWNER No. – 18,</p> <p>(19) MRS. JHARNA BISWAS (having PAN –CAJPB0852L, Aadhar No. – 5559 2876 2003, Mobile No. – 9304232332), wife of Mr. Shyamal Biswas and daughter of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Chandi Building Pathal Kudwa Barhi Toli Purulia Road, Near Badshah Lodge Ranchi, District - Ranchi, PIN – 834001, Post Office – Lalpur, Police Station – Lalpur, Ranchi, Jharkhand, India, hereinafter referred to as the OWNER No. – 19,</p> <p>(20) MRS. SANTWANA MONDAL (having PAN –AJFPM3780P, Aadhar No. – 8971 9391 4720, Mobile No. – 9378002967),wife of Mr. Biren Mondal and daughter of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Gopal Nagar Road, Ward No.6, Coopers Camp, Ranaghat – I, Nadia, District – Nadia, PIN – 741232, Post Office – Coopers Camp, Police Station – Coopers Camp, Ranaghat, West Bengal, India, hereinafter referred to as the OWNER No. – 20,</p> <p>(21) MRS. APARNA GHOSH (having PAN –CNBPG9637F, Aadhar No. – 9463 0507 6773, Mobile No. – 9874469773), wife of Mr. Dilip Ghosh and daughter of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Chandiberia Sarada Nagar, Rajarhat, Gopalpur(M), Krishnapur, District - North 24 Parganas, Kolkata – 700102, Post Office – Krishnapur, Police Station –New Town, West Bengal, India, hereinafter referred to as the OWNER No. – 21.</p>
Client/ Developer	M/S, VALUE HOMES CONSTRUCTION (having PAN – AARFV9588M), a Partnership Firm incorporated under the

	<p>Partnership Act, 1932, having its office at Ramkrishna Pally, Post Office – Gouranganagar, Police Station – New Town, Kolkata – 700159, West Bengal, India and represented by its Partners, namely, (1) MR. KAJAL KUMAR MALLICK (PAN – ALVPM1173C, Aadhar No. – 3408 3316 0287, Mobile No. – 9681868699), son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office – Gouranganagar, Police Station - Newtown, Kolkata – 700159, West Bengal, India, (2) MR. SWAPAN KUMAR DAS (PAN - AHOPD3494Q, Aadhar No. – 6314 6745 9814, Mobile No. – 9874310375), son of Mr. Amar Chandra Das, residing at Ramkrishna Pally, Post Office – Gouranganagar , Police Station – Newtown, Kolkata – 700159, West Bengal, India, AND (3) MR. SANTIMOY KUNDU (PAN – AKQPK8126R, Aadhar No. – 7763 3201 7336, Mobile No. – 9830024728), son of Late Gopal Chand Kundu alias Gopal Chandra Kundu, residing at Lalkuthi, Purbayen, Post Office – Gopalpur , Police Station – Newtown , Kolkata – 700136 , West Bengal, India</p>
Disclosed Documents	<p>The photocopied copies of the title deeds and other documents relating to the Subject Property, as per list contained in Appendix I, made available to us from time to time for our verification and preparation of this Report.</p>
HDA	<p>M/s, Hili Das Associates, Advocates, having its office at 2, Harisg Sikdar Path,Kolkata – 700012, West Bengal, INDIA.</p>
Report	<p>This legal due diligence report prepared by HDA in respect of the saidProperty on the basis of the information, Disclosed Documents and instructions supplied to us by the Client and the searches and/or investigations caused to be conducted and/or information made available at various Government Offices and Courts,as detailed in this Report.</p>

II. INTRODUCTION

- 2.1 We have been instructed by the Client, to carry out a legal due diligence with respect to the Subject Property.
- 2.2 This Report has been prepared exclusively for the use of the Client. We have been asked to compile this written report summarizing key legal issues arising from our legal due diligence.
- 2.3 This Report constitutes a title report in relation to the Subject Property only. This Report does not attempt to comment on the credentials of the Owners, Developer or any of them.
- 2.4 This Report should be read in full. However, the issues set out within each topic highlight briefly the matters which we believe may be of particular concern or interest to the Client.
- 2.5 This Report has been prepared pursuant to a due diligence exercise carried out in the months of June, 2024 to July, 2024. The scope of our assignment does not extend to updating the due diligence report for events and circumstances occurring after the dates on which the due diligence exercise was carried out.
- 2.6 We have, while carrying out the searches and title investigation, not undertaken searches of any other public registers in the course of our enquiries, except those specifically indicated in this Report.
- 2.7 On instructions, publication of a notice in newspapers circulating in West Bengal inviting the public to raise any claim or objection in respect of the subject property or the title of the Owners have been dispensed with.
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III. DEVOLUTION OF TITLE

3.1 We commenced our legal due diligence exercise by a review of the Disclosed Documents made available to us by the Client. Apart from the Disclosed Documents, no other documents have been provided to us.

3.2 It appears from the Disclosed Documents that:-

1. By virtue of a **Mourashi Mokarari Patta dated 08.05.1951** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 42, Page – 36 to 37, Being No. – 2701, for the year 1951, one **Kallu Mondal alias Kalu Mondal**, son of Erengsha Mondal acquired from Sk. Abdul Mujid and Sk. Abdul Samad, both are son of Late Sk. Gulam Darwar for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **108 Decimal** in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, comprising in following Dag Nos. and Khatian Nos.:

C.S Dag No.	C.S. Khatian No.	Area (in Decimal)
2609	373	37
2612	373	38
2780	524	33
TOTAL		108

2. Subsequently, said Kallu Mondal alias Kalu Mondal, son of Erengsha Mondal mutated his name as per the Revisional Settlement in the in respect of above mention **108 Decimal** land in **Mouza – Ghuni** in the concerned BL&LRO office and was assigned R.S. Khatian No. – 926.
3. By virtue of a **Sale Deed dated 20.02.1976**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 42, Page – 72 to 74, Being No. – 1612, for the year 1976, one **Binod Bihari Nath**, son of Narahari Nath purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **37 Decimal** comprised in **C.S Dag No. 2609**. R.S Khatian No. – 926 (C.S Khatian – 373), in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights from said Kallu Mondal alias Kalu Mondal, son of Erengsha Mondal for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **37 Decimal** land comprised in **C.S Dag No. 2609** in **Mouza – Ghuni**.
4. By virtue of a **Sale Deed dated 12.08.1980**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 105, Page – 183 to 186, Being No. – 6466, for the year 1980, one **Banshi Badan Nath**, son of Late Gopal Chandra Nath purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **37 Decimal** comprised in **C.S Dag No. 2609**, R.S Khatian No. – 926 (C.S Khatian – 373), in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24

Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from said Binod Bihari Nath, son of Narahari Nath for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **37 Decimal** land comprised in **C.S Dag No. 2609** in **Mouza – Ghuni**.

5. Afterward said **C.S Dag No. 2609** in **Mouza – Ghuni** became **R.S Dag No. 2813**. For better use and commercial gain said Banshi Badan Nath, son of Late Gopal Chandra Nath introduced a Plotting Project by dividing, demarcating and delineating the above mentioned **37 Decimal** land comprised in **R.S Dag No. 2813 (C.S Dag No. 2609)** in **Mouza – Ghuni** into several plots of land of different measurements and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
 6. By virtue of a **Sale Deed dated 16.04.1986**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 50, Page – 65 to 72, Being No. – 2612, for the year 1986, one **Shila Chaudhury**, wife of Shyamal Chaudhury purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah** comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Banshi Badan Nath, son of Late Gopal Chandra Nath for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813** in **Mouza – Ghuni**.
 7. By virtue of a **Sale Deed dated 16.04.1986**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 50, Page – 89 to 96, Being No. – 2615, for the year 1986, one **Manju Ghosh**, wife of Tapan Ghosh purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **03 Cottah 06 Chitak** comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Banshi Badan Nath, son of Late Gopal Chandra Nath for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **03 Cottah 06 Chitak** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813** in **Mouza – Ghuni**.
 8. By virtue of a **Sale Deed dated 16.04.1986**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 50, Page – 97 to 104, Being No. – 2616, for the year 1986, one **Ashim Kumar Danda**, son of Ketaki Ranjan Danda purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **04 Cottah** comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram
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Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Banshi Badan Nath, son of Late Gopal Chandra Nath for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **04 Cottah** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813 in Mouza – Ghuni.**

9. Subsequently said Shila Chaudhury, wife of Shyamal Chaudhury mutated her name in the record in the concerned BL&LRO in respect of the her abovementioned plot of land measuring about **02 Cottah** land comprised in **R.S/L.R Dag No. 2813 in Mouza – Ghuni** and she was assigned L.R Khatian No. 1825/1.
10. By virtue of a **Sale Deed dated 17.08.2006**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 458, Page – 283 to 296, Being No. – 7638, for the year 2006, one **Mrs. Sonali Biswas**, the **Owner No. 1 herein**, wife of Mr. Sachindra Nath Biswas, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah** comprised in **R.S Dag No. 2813**, L.R Khatian No. – 1825/1, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Shila Chaudhury, wife of Shyamal Chaudhury for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813 in Mouza – Ghuni.**
11. By virtue of a **Sale Deed dated 19.09.2006**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 600, Page – 203 to 221, Being No. – 9955, for the year 2006, said **Mrs. Sonali Biswas**, the **Owner No. 1 herein**, wife of Mr. Sachindra Nath Biswas, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **03 Cottah 06 Chitak** comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Manju Ghosh, wife of Tapan Ghosh for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **03 Cottah 06 Chitak** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813 in Mouza – Ghuni.**
12. By virtue of two Sale Deeds, viz, **Sale Deed dated 17.08.2006, Being No. - 7638** and **Sale Deed dated 19.09.2006, Being No. – 9955**, said **Mrs. Sonali Biswas**, the **Owner No. 1 herein**, wife of Mr. Sachindra Nath Biswas, became lawful owner and seized, possessed and well sufficiently entitled to about **05 Cottah 06 Chitak** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S/L.R Dag No. 2813 in Mouza – Ghuni.** Subsequently, she mutated her name in respect of

said about **05 Cottah 06 Chitak** land in the concerned BL&LRO office and was assigned **L.R Khatian No. – 3828** and is continuing with peaceful possession thereof and is continuing to pay khajna, all outgoings in respect of the said about **05 Cottah 06 Chitak** land in **R.S/L.R Dag No. 2813** in **Mouza – Ghuni**. Afterward, she converted the nature of her said **05 Cottah 06 Chitak** land from Sali (Agricultural) to Housing Project vide Memo CON/2199/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.

13. By virtue of a **Sale Deed dated 05.04.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 01, Page – 6140 to 6155, Being No. – 1857, for the year 2007, one **Mr. Sachindra Nath Biswas**, the **Owner No. 2** herein, son of Late Bankim Chandra Biswas purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **04 Cottah** comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Ashim Kumar Danda, son of Ketaki Ranjan Danda for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **04 Cottah** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S/L.R Dag No. 2813** in **Mouza – Ghuni**. Subsequently, he mutated his name in respect of said about **04 Cottah** land in the concerned BL&LRO office and was assigned **L.R Khatian No. – 1797/1** and is continuing with peaceful possession thereof and is continuing to pay khajna, all outgoings in respect of the said about **04 Cottah** land in **R.S/L.R Dag No. 2813** in **Mouza – Ghuni**. Afterward, he converted the nature of his said **04 Cottah** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/2207/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
14. By virtue of a **Mourashi Mokarari Patta dated 18.12.1953** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 88, Page – 127 to 128, Being No. – 7085, for the year 1953, one **Sachindra Nath Chakraborty**, son of Tarak Nath Chakraborty acquired **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **218 Decimal** comprised in C.S Dag No. 2597, C.S Khatian No. – 315, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from one Hazi Mohammad Badsha Ali, son of Late Md. Adam for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **218 Decimal** of land comprised in C.S Dag No. 2597, C.S Khatian No. – 315, in **Mouza – Ghuni**.
15. Subsequently, in the Revisional Settlement operation by the Government of West Bengal abovementioned land was finally measured as **219 Decimal** and the said C.S Dag No. 2597 became **R.S Dag No. – 2801** and said Sachindra Nath Chakraborty, son of Tarak Nath Chakraborty, was assigned **R.S Khatian No. – 900**.
16. By virtue of a **Sale Deed dated 12.08.1980**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 117, Page – 212 to 215, Being No. – 6467, for the year 1980, one **Biswajit Nath**, son of Brajendra Lal Nath, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **109 Decimal** comprised in **R.S Dag No.**

- 2801**, R.S Khatian No. – 900, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights from said Sachindra Nath Chakraborty, son of Tarak Nath Chakraborty for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **109 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni**.
17. By virtue of a **Sale Deed dated 12.08.1980**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 108, Page – 189 to 191, Being No. – 6468, for the year 1980, one **Brajendra Lal Nath**, son of Late Chandra Kumar Nath, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **110 Decimal** comprised in **R.S Dag No. 2801**, R.S Khatian No. – 900, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights from said Sachindra Nath Chakraborty, son of Tarak Nath Chakraborty for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **110 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 18. Afterward said Biswajit Nath, son of Brajendra Lal Nath, mutated his name in respect of the said about **109 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 1291**. Subsequently, **R.S Dag No. 2801** became **L.R Dag No. 2801 AND R.S Khatian 1291** became **L.R Khatian 1291**.
 19. Subsequently, said Brajendra Lal Nath, son of Late Chandra Kumar Nath,, mutated his name in respect of the said about **110 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 1310**. Subsequently, **R.S Dag No. 2801** became **L.R Dag No. 2801 AND R.S Khatian 1310** became **L.R Khatian 1310**.
 20. For better use and commercial gain said Biswajit Nath and Brajendra Lal Nath, introduced a Plotting Project by dividing, demarcating and delineating the above mentioned about **219 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** into several plots of land of different measurements and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
 21. By virtue of a **General Power of Attorney dated 15.01.2003**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – IV, Volume No. – 01, Page – 78 to 83, Being No. – 00011, for the year 2003, said Biswajit Nath, son of Brajendra Lal Nath, duly appointed Mr. Meghnad Nath, son of Late Gopal Chandra Nath, as his lawful constituted Attorney to sell and transfer the different Plots in the said Plotting Project along with common ways, pathways and common passages to access the Plots in the said Plotting Project comprised in the said about **109 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** by way of executing deed of conveyances, sale deeds in favour of the intending purchaser(s) and presenting and registering those deed of conveyances, sale deeds in the office of the competent Registrar and to receive the consideration amount from those intending purchaser(s) and also to hand over peaceful vacant possession thereof.
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22. By virtue of a **Sale Deed dated 11.03.2005**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 125, Page – 206 to 223, Being No. – 2059, for the year 2005, one **Mr. Gopi Nath Shaw**, the **Owner No. 3 herein**, son of Mr. Ram Nandan Shaw, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 13 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 2** from said Biswajit Nath, son of Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 15.01.2003 being No. 00011 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 13 Chitak** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 2** comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 23. Thereafter said Mr. Gopi Nath Shaw, the **Owner No. 3 herein** mutated his name in respect of the said **Plot No. 2** in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned **L.R Khatian No. 11240** and was continuing to pay khajna, all outgoing in respect of the said **01 Cottah 13 Chitak** land regularly. Subsequently, he converted the nature of his said **01 Cottah 13 Chitak** land from *Sali* (Agricultural) to Housing Complex vide Memo No. CON/2198/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
 24. By virtue of a **Sale Deed dated 27.02.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 186, Page – 105 to 119, Being No. – 3175, for the year 2004, one **Mrs. Kanika Nath**, wife of Mr. Jhantu Nath, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 04 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked from said Biswajit Nath, son of Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 15.01.2003 being No. 00011 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 25. Thereafter said Mrs. Kanika Nath, wife of Mr. Jhantu Nath mutated her name in respect of the said **02 Cottah 4 Chitak** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned L.R Khatian No. 3118 and was
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continuing to pay khajna, all outgoing in respect of the said **02 Cottah 04 Chitak** land regularly

26. By virtue of a **Sale Deed dated 13.07.2010**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 12, Page – 14136 to 14147, Being No. – 8925, for the year 2012, one **Mr. Nitya Nanda**, son of Late Tarit Kumar Mondal, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 3** from said Mrs. Kanika Nath, wife of Mr. Jhantu Nath and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 3** comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
27. Thereafter said Mr. Nitya Nanda, son of Late Tarit Kumar Mondal mutated his name in respect of the said **Plot No. 3** in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned L.R Khatian No. 5353 and was continuing to pay khajna, all outgoing in respect of the said **Plot No. 3** regularly.
28. By virtue of a **Deed of Exchange dated 17.01.2022**, registered in the office of the Additional Registrar of Assurance – II, Kolkata and recorded in Book No. – I, Volume No. – 1902-2022, Page from 22168 to 22198, Being No. – 190200342, for the year 2022, one Mr. Rabisankar Kayal, Mr. Avijit Sarkar and Mr. Sukdeb Halder, the **Owner No. 4A, 4B and 4C herein respectively**, jointly exchanged **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 3** of said Mr. Nitya Nanda with their other land and became lawful joint owners and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 3** comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
29. Said Mr. Rabisankar Kayal, Avijit Sarkar and Sukdeb Halder, the **Owner No. 4A, 4B and 4C herein respectively**, mutated their name in respect of the said **Plot No. 3** in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and they were assigned **L.R Khatian No. 11117, 11107, 11124** respectively and was continuing to pay khajna, all outgoing in respect of the said **02 Cottah** land regularly. Subsequently, they converted the nature of their said **02 Cottah** land from *Sali* (Agricultural) to Housing Complex vide Memo No. CON/2197/BL&LRO/RAJ/22 dated 18.11.2022, CON/2208/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas, CON/2200/BL&LRO/RAJ/22 dated

18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas. duly issued by the BL&LRO, Rajarhat, North 24 Parganas respectively.

30. By virtue of a **Sale Deed dated 27.02.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 186, Page – 120 to 134, Being No. – 3176, for the year 2004, afterward, that deed was recorded in Book No. – I, Pages from 1 to 16, Deed No. – 150403176, Deed Year – 2004, one **Mrs. Minati Saha**, wife of Mr. Sankar Saha, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 12 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Biswajit Nath, son of Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 15.01.2003 being No. 00011 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 12 Chitak** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
31. Thereafter said Mrs. Minati Saha, wife of Mr. Sankar Saha mutated her name in respect of the said **01 Cottah 12 Chitak** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned L.R Khatian No. 3119 and was continuing to pay khajna, all outgoing in respect of the said **01 Cottah 12 Chitak** land regularly.
32. By virtue of a **Sale Deed dated 21.03.2013**, registered in the office of the Additional District Sub Registrar, Rajarhat and recorded in Book No. – I, CD Volume No. – 05, Page – 12979 to 12991, Being No. – 3623, for the year 2013, one **Mr. Samit Paul** (erstwhile being minor, now major) represented by his natural guardian Mr. Satish Paul, being his father, the **Owner No. 5 herein**, son of Mr. Satish Pal, presently major purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 12 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 3119, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, **ANDALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **04 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 3118, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in **TOTAL 02 Cottah** land out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passagetogether with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 4** from said Mrs. Minati Saha, wife of Mr. Sankar Saha **And** Mrs. Kanika Nath, wife of Mr. Jhantu Nath respectively, represented by their lawful constituted Attorney Mr. Jogananda Mondal and Mr. Tarun Mondal by virtue of a General Power of Attorney dated 13.07.2012 registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – IV, Volume No. – 01, Page – 10993 to 11004, Being No. – 00940, for the year 2012, for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land along with

proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project marked as **Plot No. 4** comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.

33. Thereafter said Mr. Samit Paul, the **Owner No. 5 herein**, son of Mr. Satish Paul mutated his name in respect of the said **Plot No. 4** in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned **L.R Khatian No. 8932** and was continuing to pay khajna, all outgoings in respect of the said **Plot No. 4** regularly. Subsequently, he converted the nature of his said **02 Cottah** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/2202/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
 34. By virtue of a **Sale Deed dated 11.10.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 428, Page – 279 to 291, Being No. – 7114, for the year 2006, **Mr. Shambhu Nath Shaw and Mr. Bijay Shaw alias Bijay Agarwal**, the **Owner No. 6A and 6B herein respectively**, both areson of Mr. Fulchand Shaw alias Fulchand Agarwal, jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **04 Cottah** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Biswajit Nath, son of Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 15.01.2003 being No. 00011 for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **04 Cottah** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 35. Thereafter said Mr. Shambhu Nath Shaw and Mr. Bijay Shaw alias Bijay Agarwal, the **Owner No. 6A and 6B herein respectively** mutated their names in respect of the said **04 Cottah** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and they were assigned **L.R Khatian No. 7052 and 7053** respectively and was continuing to pay khajna, all outgoings in respect of the said **04 Cottah** land regularly. Subsequently, they converted the nature of their said **04 Cottah** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/2206/BL&LRO/RAJ/22 dated 18.11.2022 and CON/2196/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas. duly issued by the BL&LRO, Rajarhat, North 24 Parganas respectively.
 36. On 19.12.2002 said Brajendra Lal Nath died intestate leaving behind his wife namely, Mrs. Charubala Nath, two sons namely, Mr. Biswajit Nath and Mr. Jyortirmoy Nath and only daughter namely, Mrs. Putul Roy (nee Nath) as his legal heirs as per the Hindu Succession Act, 1956 and the Dayabhaga School Hindu Law by which he was governed till his death. After demise of said Brajendra Lal Nath his abovementioned legal heirs became the joint owners in respect of **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **110 Decimal** comprised in **R.S Dag No. 2801**, R.S/L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. –
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232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights in equal proportion.

37. By virtue of a **General Power of Attorney dated 13.01.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – IV, Volume No. – 01, Page – 282 to 293, Being No. – 00029, for the year 2004, said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, duly appointed Mr. Meghnad Nath, son of Late Gopal Chandra Nath, as his lawful constituted Attorney to sell and transfer the different Plots in the said Plotting Project along with common ways, pathways and common passages to access the Plots in the said Plotting Project comprised in the said about **110 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** by way of executing deed of conveyances, sale deeds in favour of the intending purchaser(s) and presenting and registering those deed of conveyances, sale deeds in the office of the competent Registrar and to receive the consideration amount from those intending purchaser(s) and also to hand over peaceful vacant possession thereof.
38. By virtue of a **Sale Deed dated 27.02.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 170, Page – 220 to 236, Being No. – 2913, for the year 2004, one **Mr. Suresh Kumar Jaiswal and Mr. Santosh Jaiswal alias Mr. Santosh Kumar Jaiswal**, the **Owner No. 7A and 7B herein respectively**, both areson of Late Piyare Lal Jaiswal, jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **110 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
39. Thereafter said Mr. Suresh Kumar Jaiswal and Mr. Santosh Jaiswal alias Mr. Santosh Kumar Jaiswal, the **Owner No. 7A and 7B herein respectively**, mutated their names in respect of the said **02 Cottah** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and they were assigned **L.R Khatian No. 3120 and 3121** respectively and were continuing to pay khajna, all outgoings in respect of the said **02 Cottah** land regularly. Subsequently, they converted the nature of their said **02 Cottah** land from *Sali* (Agricultural) to Housing Complex vide Memo No. CON/2204/BL&LRO/RAJ/22 dated 18.11.2022 and CON/2195/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas duly issued by the BL&LRO, Rajarhat, North 24 Parganas respectively.

40. By virtue of a **Sale Deed dated 27.02.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 170, Page – 201 to 219, Being No. – 02912, for the year 2004, one **Mr. Jitendra Kumar Jaiswal**, the **Owner No. 8 herein**, son of Mr. Ram Shaw, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 08 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **110 Decimal** landin District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 41. Thereafter said Mr. Jitendra Kumar Jaiswal, the **Owner No. 8 herein**, mutated his name in respect of the said **02 Cottah 08 Chitak** landin the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and they were assigned **L.R Khatian No. 3123** and was continuing to pay khajna, all outgoings in respect of the said **02 Cottah 08 Chitak** land regularly. Subsequently, he converted the nature of his said **02 Cottah 08 Chitak** land from *Sali* (Agricultural) to Housing Complex vide Memo No. CON/2205/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
 42. By virtue of a **Sale Deed dated 27.02.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 170, Page – 113 to 137, Being No. – 2907, for the year 2004, one **Mr. Ajay Kumar Jaiswal**, the **Owner No. 9 herein**, son of Late Piyare Lal Jaiswal, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **03 Cottah 08 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **110 Decimal** landin District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **03 Cottah 08 Chitak** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 43. Thereafter said Mr. Ajay Kumar Jaiswal, the **Owner No. 9 herein**, mutated his name in respect of the said **03 Cottah 08 Chitak** landin the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the
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concerned BL&LRO and they were assigned **L.R Khatian No. 3122** and was continuing to pay khajna, all outgoings in respect of the said **03 Cottah 08 Chitak** land regularly. Subsequently, he converted the nature of his said **03 Cottah 08 Chitak** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/2194/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.

44. By virtue of a **Sale Deed dated 02.07.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 282, Page – 121 to 134, Being No. – 4755, for the year 2004, one **Mr. Achha Lal Shaw**, the **Owner No. 10 herein**, son of Mr. Ram Nandan Shaw, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **04 Cottah** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **110 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **04 Cottah** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
45. Thereafter said Mr. Achha Lal Shaw, the **Owner No. 10 herein**, did not mutated his name in respect of the said **04 Cottah** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned **L.R Khatian No. 11104** and was continuing to pay khajna, all outgoings in respect of the said **04 Cottah** land regularly. Subsequently, he converted the nature of his said **04 Cottah** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/2201/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
46. By virtue of a **Sale Deed dated 11.03.2005**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 125, Page – 224 to 236, Being No. – 2060, for the year 2005, one **Mr. Sujoy Paul alias Mr. Sujoy Paul**, the **Owner No. 11 herein**, son of Late Debendra Chandra Paul, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **110 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land along with

proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.

47. Thereafter said Mr. Sujoy Paul alias Mr. Sujay Paul, the **Owner No. 11 herein**, mutated his name in respect of the said **02 Cottah** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and they were assigned **L.R Khatian No. 5076** and was continuing to pay khajna, all outgoings in respect of the said **02 Cottah** land regularly. Subsequently, he converted the nature of his said **02 Cottah** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/2203/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
 48. By virtue of a **Sale Deed dated 11.03.2005**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 144, Page – 80 to 92, Being No. – 2365, for the year 2005, one **Mr. Lakhi Kant Das**, the **Owner No. 12 herein**, son of Late Mahendra Nath Das, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 03 Chitak** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **110 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyotirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnath Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 03 Chitak** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 49. Thereafter said Mr. Mr. Lakhi Kant Das, the **Owner No. 12 herein**, mutated his name in respect of the said **02 Cottah 03 Chitak** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned **L.R Khatian No. 5075** and was continuing to pay khajna, all outgoings in respect of the said **02 Cottah 03 Chitak** land regularly. Subsequently, he converted the nature of his said **02 Cottah 03 Chitak** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/2193/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
 50. By virtue of a **Sale Deed dated 27.02.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 170, Page – 186 to 200, Being No. – 2911, for the year 2004, **Mrs. Puspa Roy**, wife of Subhas Chandra Roy and **Mr. Somen Roy**, son of Subhas Chandra Roy, the **Owner No. 13A and 13B herein respectively**, jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **06 Cottah** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **109 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional
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undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Biswajit Nath, son of Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnad Nath by virtue of the said General Power of Attorney dated 15.01.2003 being No. 00011 for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **06 Cottah** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.

51. Thereafter said Mrs. Puspa Roy and Mr. Somen Roy, the **Owner No. 13A and 13B herein respectively**, mutated their names in respect of the said **06 Cottah** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and they were assigned **L.R Khatian No. 3116 and 3117** respectively and was continuing to pay khajna, all outgoings in respect of the said **06 Cottah** land regularly. Subsequently, they converted the nature of their said **02 Cottah** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/43/BL&LRO/RAJ/19 dated 09.01.2019, and Memo No. CON/42/BL&LRO/RAJ/19 dated 09.01.2019 respectively duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
52. Said Mrs. Puspa Roy and Mr. Somen Roy, the **Owner No. 13A and 13B herein respectively**, have decided to participate in this housing Project by giving the their right title interest in the said in 10 Feet wide Common Passage in the said Plotting Project measuring about **10 Chitak 40 Square Feet** comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** to the said Project.
53. By virtue of a **Mourashi Mekarari Patta dated 18.12.1953** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 88, Page – 127 to 128, Being No. – 7085, for the year 1953, one **Sachindra Nath Chakraborty**, son of Tarak Nath Chakraborty acquired **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **218 Decimal** comprised in C.S Dag No. 2597, C.S Khatian No. – 315, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from one Hazi Mohammad Badsha Ali, son of Late Md. Adam for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **218 Decimal** of land comprised in C.S Dag No. 2597, C.S Khatian No. – 315, in **Mouza – Ghuni**.
54. Subsequently, in the Revisional Settlement operation by the Government of West Bengal abovementioned land was finally measured as **219 Decimal** and the said C.S Dag No. 2597 became **R.S Dag No. – 2801** and said Sachindra Nath Chakraborty, son of Tarak Nath Chakraborty, was assigned **R.S Khatian No. – 900**.
55. By virtue of a **Sale Deed dated 12.08.1980**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 117, Page – 212 to 215, Being No. – 6467, for the year 1980, one **Biswajit Nath**, son of Brajendra Lal Nath, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **109 Decimal** comprised in **R.S Dag No. 2801**, R.S Khatian No. – 900, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights from said Sachindra Nath Chakraborty, son of Tarak Nath

Chakraborty for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **109 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni**.

56. By virtue of a **Sale Deed dated 12.08.1980**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 108, Page – 189 to 191, Being No. – 6468, for the year 1980, one **Brajendra Lal Nath**, son of Late Chandra Kumar Nath, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **110 Decimal** comprised in **R.S Dag No. 2801**, R.S Khatian No. – 900, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights from said Sachindra Nath Chakraborty, son of Tarak Nath Chakraborty for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **110 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni**.
 57. Afterward said Biswajit Nath, son of Brajendra Lal Nath, mutated his name in respect of the said about **109 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 1291**. Subsequently, **R.S Dag No. 2801** became **L.R Dag No. 2801** AND **R.S Khatian 1291** became **L.R Khatian 1291**.
 58. Subsequently, said Brajendra Lal Nath, son of Late Chandra Kumar Nath,, mutated his name in respect of the said about **110 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 1310**. Subsequently, **R.S Dag No. 2801** became **L.R Dag No. 2801** AND **R.S Khatian 1310** became **L.R Khatian 1310**.
 59. For better use and commercial gain said Biswajit Nath and Brajendra Lal Nath, introduced a Plotting Project by dividing, demarcating and delineating the above mentioned about **219 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** into several plots of land of different measurements and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
 60. By virtue of a **General Power of Attorney dated 15.01.2003**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – IV, Volume No. – 01, Page – 78 to 83, Being No. – 00011, for the year 2003, said Biswajit Nath, son of Brajendra Lal Nath, duly appointed Mr. Meghnad Nath, son of Late Gopal Chandra Nath, as his lawful constituted Attorney to sell and transfer the different Plots in the said Plotting Project along with common ways, pathways and common passages to access the Plots in the said Plotting Project comprised in the said about **109 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** by way of executing deed of conveyances, sale deeds in favour of the intending purchaser(s) and presenting and registering those deed of conveyances, sale deeds in the office of the competent Registrar and to receive the consideration amount from those intending purchaser(s) and also to hand over peaceful vacant possession thereof.
 61. On 19.12.2002 said Brajendra Lal Nath died intestate leaving behind his wife namely, Mrs. Charubala Nath, two sons namely, Mr. Biswajit Nath and Mr. Jyortirmoy Nath and only daughter namely, Mrs. Putul Roy (nee Nath) as his legal heirs as per the Hindu Succession Act, 1956 and the Dayabhaga School Hindu Law by which he was governed till his death. After demise of said Brajendra Lal Nath his abovementioned legal heirs became the joint owners in
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respect of **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **110 Decimal** comprised in **R.S Dag No. 2801**, R.S/L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights in equal proportion.

62. By virtue of a **General Power of Attorney dated 13.01.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – IV, Volume No. – 01, Page – 282 to 293, Being No. – 00029, for the year 2004, said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, duly appointed Mr. Meghnad Nath, son of Late Gopal Chandra Nath, as his lawful constituted Attorney to sell and transfer the different Plots in the said Plotting Project along with common ways, pathways and common passages to access the Plots in the said Plotting Project comprised in the said about **110 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** by way of executing deed of conveyances, sale deeds in favour of the intending purchaser(s) and presenting and registering those deed of conveyances, sale deeds in the office of the competent Registrar and to receive the consideration amount from those intending purchaser(s) and also to hand over peaceful vacant possession thereof.
63. By virtue of a **Sale Deed dated 11.03.2005**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 125, Page – 176 to 191, Being No. – 2057, for the year 2005, one **Gopal Mondal**, son of Nimaichand Mondal, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 11 Chitak 22 Square Feet** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291 and 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnath Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 and said General Power of Attorney dated 15.01.2003 being No. 00011 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 11 Chitak 22 Square Feet** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
64. By virtue of a **Sale Deed dated 03.08.2010**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 13, Page – 7190 to 7213, Being No. – 7924, for the year 2010, one **Rinku Hira**, wife of Kanai Hira, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 11 Chitak 22 Square Feet** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291 and 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided

half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Gopal Mondal, son of Nimaichand Mondal, for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 11 Chitak 22 Square Feet** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.

65. Thereafter said Rinku Hira, wife of Kanai Hira, mutated her name in respect of the said **01 Cottah 11 Chitak 22 Square Feet** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and they were assigned L.R Khatian No. 10109 and was continuing to pay khajna, all outgoings in respect of the said **01 Cottah 11 Chitak 22 Square Feet** land regularly.
66. By virtue of a **Sale Deed dated 09.02.2021**, registered in the office of the Additional District Sub Registrar, Rajarhat and recorded in Book No. – I, Volume No. – 1523-2021, Page – 95123 to 94144, Being No. – 152302000, for the year 2021, one **Mr. Mintu Ghosh**, the **Owner No. 14 herein**, son of Mr. Gobinda Ghosh, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 11 Chitak 22 Square Feet** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 10109, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project from said Rinku Hira, wife of Kanai Hira, for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 11 Chitak 22 Square Feet** land along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
67. Thereafter said Mr. Mintu Ghosh, the **Owner No. 14 herein**, mutated his name in respect of the said **01 Cottah 11 Chitak 22 Square Feet** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO and he was assigned **L.R Khatian No. 11110** and was continuing to pay khajna, all outgoings in respect of the said **02 Cottah 03 Chitak** land regularly. Subsequently, he converted the nature of his said **01 Cottah 11 Chitak 22 Square Feet** land from *Sali* (Agricultural) to Housing Complex vide Memo No. CON/2209/BL&LRO/RAJ/22 dated 18.11.2022 duly issued by the BL&LRO, Rajarhat, North 24 Parganas.
68. By virtue of a **Sale Deed dated 06.06.1969** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 68, Page – 1 to 3, Being No. – 4225, for the year 1969, one **Dhirendra Nath Chakraborty** purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **35 Decimal** comprised in **R.S Dag No. – 2810** (C.S Dag No. 2606), R.S Khatian No. – 408, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from one Kamalesh Kumar Roy Chawdhury & others for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **35 Decimal** of land comprised in **R.S Dag No. 2810**, in **Mouza – Ghuni**.

69. By virtue of a **Sale Deed dated 01.06.1973** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 96, Page – 35 to 37, Being No. – 4468, for the year 1973, one **Aditya Roy Chawdhury** purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **33 Decimal** comprised in **R.S Dag No. – 2810** (C.S Dag No. 2606), R.S Khatian No. – 408, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from said Dhirendra Nath Chakraborty for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **33 Decimal** of land comprised in R.S Dag No. 2810, in **Mouza – Ghuni**.
70. By virtue of a **Sale Deed dated 27.05.1981** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 112, Page – 281 to 283, Being No. – 5454, for the year 1981, one **Kumud Bandhu Mondal** purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **30 Decimal out of 33 Decimal** comprised in **R.S Dag No. – 2810** (C.S Dag No. 2606), R.S Khatian No. – 408, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from said Aditya Roy Chawdhury for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **30 Decimal** of land comprised in R.S Dag No. 2810, in **Mouza – Ghuni**.
71. Afterward said Kumud Bandhu Mondal mutated his name in respect of the said about **30 Decimal** land in **R.S Dag No. 2810** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 538/1**. Subsequently, **L.R Dag No. 2810** and **L.R Khatian 538/1** in the concerned BL&LRO.
72. Said Kumud Bandhu Mondal during his life time sold 8.2497 Decimal of land out of said 30 Decimal of land and hence retained about **21.7503 Decimal** equivalent to **13 Cottahs 02 Chitak 33 Square Feet** of land in **L.R Dag No. 2810** in **Mouza – Ghuni** under **L.R Khatian 538/1**. Due to widening the adjacent road said Kumud Bandhu Mondal had voluntarily foregone some area from the said retained land. Now the actual measurement of the retained land is about **12 Cottahs 03 Chitak 24 Square Feet** which he was actually possessed.
73. On 24.04.1987 said Kumud Bandhu Mondal died intestate leaving behind the **Owner No. 15 to 21 herein** as his legal heirs as per the Hindu Succession Act, 1956 and the Dayabhaga School Hindu Law by which he was governed till his death. After demise of said Kumud Bandhu Mondal the **Owner No. 15 to 21 herein** became the joint owners in respect of **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **21.7503 Decimal** equivalent to **13 Cottahs 02 Chitak 33 Square Feet** (after voluntarily foregoing some area of land for widening the adjacent road the actual land in possession became about **12 Cottahs 03 Chitak 24 Square Feet**) the comprised in **L.R Dag No. 2810**, **L.R Khatian 538/1**, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights in equal proportion.
74. The **Owner No. 15 to 21 herein** mutate their names in respect of the said **12 Cottahs 03 Chitak 24 Square Feet** in the record of the concerned BL&LRO and they were assigned **L.R Khatian No. 11362, 11363, 11364, 11365, 11366, 11367 & 11368 respectively** and was continuing to pay khajna, all outgoings in

respect of the said **12 Cottahs 03 Chitak 24 Square Feet** land regularly. Subsequently, they converted the nature of their said **12 Cottahs 03 Chitak 24 Square Feet** land from Sali (Agricultural) to Housing Complex vide Memo No. CON/107/BL&LRO/RAJ dated 31.03.2023, Memo No. CON/202/BL&LRO/RAJ dated 17.04.2023, Memo No. CON/65/BL&LRO/RAJ dated 30.03.2023, Memo No. CON/104/BL&LRO/RAJ dated 31.03.2023, Memo No. CON/105/BL&LRO/RAJ dated 31.03.2023, Memo No. CON/66/BL&LRO/RAJ dated 30.03.2023, and Memo No. CON/208/BL&LRO/RAJ dated 18.04.2023 respectively duly issued by the BL&LRO, Rajarhat, North 24 Parganas.

75. Abovementioned all plots of land **Totally** measuring about **49 Cottah 15 Chitak 41 Square Feet** (equivalent to **35996 Square Feet**), herein after referred to as the said **"PLOTS OF LAND"**, are contiguous to each other. The **Owner No. 1 to 21 herein** are the lawful owners of their respective areas of land in the said **Project Land**.

IV. SEARCHES MADE AND OBSERVATION ON SEARCHES

4.1 **Registration Offices**

We had appointed our associates to carry out searches from 1951 to 2024 and to detect entries in Index – II Registers maintained property description wise at the concerned three registration offices, viz., A.D.S.R, Cossipore, Dum Dum, A.D.S.R, Bidhannagar, Salt Lake, D.S.R, Barasat, Registrar of Assurances, Kolkata.

HDA Comment:

While searching in the Index – II Registers, as aforesaid, no other deed except those mentioned above is found.

4.2 **Office of the Land Acquisition Collector, Barasat, North 24 Parganas**

We had appointed associates to make enquiry and/or conduct search at the aforesaid office to ascertain details of any proposal or plan for acquisition and/or requisition affecting the Said Property in question.

HDA Comment:

While carrying out searches at the aforesaid office, inspection of registers and records are not allowed. However, on enquiry it was informed that there was no such proposal or plan for acquisition or requisition of the Said Property or part thereof..

4.3 **Courts**

We had appointed associates to make enquiry and/or conduct search at the the Civil Courts having jurisdiction in respect of the Said Property for any Title Suit and Money Suit in respect of the Said Property.

HDA Comment:

While carrying out searches at the aforesaid Civil Courts, upon inspection of registers and records reveals that there is no suit pending in respect of the Said Property or any part thereof.

4.4 **Jyangra – Hatiyara Gram Panchayate No. – 2**

We had appointed associates to make enquiry and/or conduct search at the aforesaid office to ascertain the details of the Said Property and taxes and other outgoings.

HDA Comment:

While carrying out searches at the aforesaid office, upon inspection of registers and records reveals that the record of the Said Property is in the name of the Owners herein and no taxes are due.

4.5 **Block Land & Land Reforms Office**

We had appointed our associates to carry out enquiries at the aforesaid office to obtain relevant information in respect of the Said Property.

HDA Comment:

Enquiries were made at the said office and L.R record shows the Said Property is in the name of the Owners herein and the khazna is upto date.

V. CONCLUSION

It appears from the searches made and documents produced that the title of the Owners in respect of the Said Property are free from all encumbrances and liabilities.

Subhabrata Das.

**Subhabrata Das, Advocate
High Court at Calcutta
Enrollment No. WB/1114/2001
For Hili Das Associates
Advocates**

Dated this 02nd day of August, 2024

Appendix 1

List of Disclosed Documents (Photocopied)

1. All deeds and documents mentioned in this report
2. R.S Porchas
3. L.R Porchas