



Debjyoti Ghosh

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Ref.

Date: 29.09.2021

TITLE REPORT

1	Name & Address of the Owner(s)	AS PER ANNEXURE A
2	Location of the land	47, Matheshwartala Road, Kolkata - 700046
3	Full Description of Property	Description of the property ALL THAT the piece and parcel of land containing an area of 258.92 decimal equivalent to 156.65 Cottah be the same a little more or less situate lying at 47, Matheshwartala Road Kolkata 700046 (formed after the amalgamation of 47, Matheshwartala Road, 24C, Matheshwartala Road, 24C/1, Matheshwartala Road)
3.1	Nature of Immovable Property	LAND WITH STRUCTURE
3.2	Name of Gram Panchayat/ Municipality/Municipal Corporation	Kolkata Municipal Corporation
3.6	Nature of Ownership	<ol style="list-style-type: none">1. The owners have acquired all that piece and parcel of land containing 246.72 decimal of land equivalent to 149.27 cottah be the same more or less lying and situate at premises no. 24C, 24C/1 & 47, Matheshwartala Road, which was subsequently amalgamated to premises no. 47, Matheshwartala Road, by way of lease for 999 years through several deeds of lease.2. The owners have acquired all that piece and parcel of land containing 12.20 decimal of land equivalent to 7.38 cottah be the same more or less lying and situate at premises no. 24C, 24C/1 & 47, Matheshwartala Road, which was subsequently amalgamated to premises

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



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		<p>no. 47, Matheswartala Road, by way of conveyance through several deeds of lease.</p> <p>Hence, the purchasers / lessees in aggregate are entitled to all that piece and parcel of land containing an area of 258.92 decimal equivalent to 156.65 Cottah be the same a little more or less situate lying at 47, Matheshwartala Road Kolkata 700046</p>
4	Tracing of title	<p>DAG NO. 451</p> <p>Whereas, Mahindra Parey was a tenant recorded under the landlond Kalidas Addy under the CS record of rights vide CS Khatian no. 125 for all that piece and parcel of land containing an area of 58 decimal in aggregate in the CS Dag nos. 439, 440 & 451.</p> <p>Mahindra Parey while being seized and possessed of the aforesaid land died intestate leaving behind him his only son Hari Parey. Thus, Hari Parey was subsequently seized and possessed of the aforesaid land as a tenant under the landlord Kalidas Addy.</p> <p>Hari Parey while being seized and possessed of the aforesaid land died intestate leaving behind him his widow Panchi Parey as his sole legal heiress and representative. Thus, Panchi Parey was subsequently seized and possessed of the aforesaid land as a tenant under the landlord Kalidas Addy.</p> <p>Panchi parey while being seized and possessed of the aforesaid land, sold transferred and conveyed all her right, title and interest vide deed no. 00109 of 1972, in respect to 6 decimal of land in CS Dag no. 451 unto and in favour of Li Yao Li, Li Yao Hung and Li Yao Liang all s/o. Li Shih Jung.</p> <p>Thus, the said Li Yao Li, Li Yao Hung and Li Yao Liang became the joint owner of all that piece and parcel of land containing 6 decimal in CS Dag No. 451 of Mouza Tangra, J L No. 5.</p> <p>Whereas, while being jointly seized and possessed of</p>

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the aforesaid land Li Yao Li died intestate leaving behind him his wife namely Chin O Li, 3 daughters namely Fui Fui Chung, Fui Hsien Koo Li, Mimi Fui Mi Lim and 2 sons namely Fui Lim Li & Fui Chung Li.

Thus the said legal heirs of Li Yao Li along with Li Yao Hung & Li Yao Liang became seized and possessed of 6 decimal of land in CS Dag No. 451 of Mouza Tangra, J L No. 5

Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their share in the aforesaid land i.e. $\frac{2}{3}$ rd of the total land in the said dag under premises no. 47, Matheshwartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06790 of 2012 registered in Book No. 1, CD Volume No. 14 Page from 6548 to 6579 at the office of DSR III, South 24 Paraganas.

Whereas, Li Yao Liang transferred his share in the aforesaid land i.e. $\frac{1}{3}$ rd of the total land in the said dag under premises no. 47, Matheshwartala Road, by way of lease for 999 years i.e. for the period 16.08.2013 to 15.08.3012 unto and in favour of M/s. Cordial Buildwel Pvt Ltd & 3 Others vide a registered deed of lease being no. 07591 of 2013 registered in Book No. 1, CD Volume No. 15 Page from 1901 to 1927 at the office of DSR III, South 24 Paraganas.

Thus the said Ashwagandha Merchants Pvt Ltd & 13 others became seized and possessed of and entitled to all that piece and parcel of land containing an area of 6 decimal in CS Dag no. 451 of Mouza Tangra, J L No. 5

In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 2.61 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 451 of Mouza Tangra, J L No. 5 under premises no. 47, Matheshwartala Road , Unto

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and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01424 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42669 to 42712 at the office of DSR III, South 24 Paraganas.

DAG NO. 455, 456, 457, 455/454 & 457/575

Whereas, Brij Mohini Dasi was seized and possessed of all that piece and parcel of permanently settled rent free collectorate Danga, Garden and tank land hereditaments and premises measuring 32 Decimal, 15 Decimal, 91 Decimal, 6 Decimal more or less comprised in CS Dag no. 455, 456, 457 & 455/454 respectively under CS Khatian no. 588 and 11 Decimal more or less of land comprised in CS Dag No. 457/575 under CS Khatian no. 600 aggregating to 1.55 acres more or less lying and situate at Mouza Tangra, J L No.

Whereas, while being seized and possessed of the aforesaid land, the said Brij Mohini Dasi sold transferred and conveyed all her right, title and interest unto and in favour of Manmotha Nath Khamrui, in respect to 11 Decimal of land in CS Dag No. 457/575 under CS Khatian no. 600 vide deed no. 2265 of 1928 dated 18.05.1928 registered in Book No. I, Volume 47, Page 154 to 156, registered at the office of Sadar Sub Registrar's office of Alipore

Whereas, while being seized and possessed of the aforesaid land, the said Brij Mohini Dasi sold transferred and conveyed all her right, title and interest unto and in favour of Manmotha Nath Khamrui, in respect to 32 Decimal, 15 Decimal, 91 Decimal, 6 Decimal more or less comprised in CS Dag no. 455, 456, 457 & 455/454 respectively under CS Khatian no. 588 vide deed no. 2777 of 1939 dated 26.07.1939 registered in Book No. I, Volume 77, Page 75 to 79, registered at the office of Sadar Sub Registrar's office of Alipore



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Thus the said Manmatha Nath Khamrui became seized and possessed of all that piece and parcel of land aggregating to 1.55 acres of land in CS Dag no. 455, 456, 457, 455/454 & 457/575 in Mouza Tangra, J L No. 5. While being seized and possessed of the aforesaid land, Manmatha Nath Khamrui let out tank for fishing from time to time to different persons lastly to Paban Chandra Dalui and whereas by a conveyance dated 08.06.1971 registered in Book I, Volume 44, Page 249 to 254 being no. 2552 of the year 1971 the said Paban Chandra Dalui & 2 others transferred all their right title and interest to Manmatha Nath Khamrui. Thus Manmatha Nath Khamrui became seized and possessed of all that piece and parcel of land aggregating to 1.55 acres of land. Manmatha Nath Khamrui while being seized and possessed of the aforesaid land, sold transferred and conveyed all his right, title and interest vide deed no. 1710/1972, registered in Book I, Volume 35, Pages 104 to 111 for the year 1972 registered at the office of Sub Registrar, Alipore, in respect to 32 Decimal, 15 Decimal, 91 Decimal, 6 Decimal more or less comprised in CS Dag no. 455, 456, 457 & 455/454 respectively under CS Khatian no. 588 and 11 Decimal of land in CS Dag No. 457/575 under CS Khatian no. 600 aggregating to 1.55 acres of land in Mouza Tangra, J L No. 5, unto and in favour of Li Yao Li, Li Yao Hung and Li Yao Liang all s/o. Li Shih Jung. Thus, the said Li Yao Li, Li Yao Hung and Li Yao Liang became the joint owner of all that piece and parcel of land containing 32 Decimal, 15 Decimal, 91 Decimal, 6 Decimal more or less comprised in CS Dag no. 455, 456, 457 & 455/454 respectively under CS Khatian no. 588 and 11 Decimal of land in CS Dag No. 457/575 under CS Khatian no. 600 aggregating to 1.55 acres of land in Mouza Tangra, J L No. 5. Whereas, while being jointly seized and possessed of the aforesaid land Li Yao Li died intestate leaving



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	<p>behind him his wife namely Chin O Li, 3 daughters namely Fui Fui Chung, Fui Hsien Koo Li, Mimi Fui Mi Lim and 2 sons namely Fui Lim Li & Fui Chung Li. Thus the said legal heirs of Li Yao Li along with Li Yao Hung & Li Yao Liang became seized and possessed of 32 Decimal, 15 Decimal, 91 Decimal, 6 Decimal more or less comprised in CS Dag no. 455, 456, 457 & 455/454 respectively under CS Khatian no. 588 and 11 Decimal of land in CS Dag No. 457/575 under CS Khatian no. 600 aggregating to 1.55 acres of land in Mouza Tangra, J L No. 5.</p> <p>Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the C.S.Dag No. 455, 455/554, 456, 457 & 457/575 i.e. 1 Decimal, 0.33 Decimal, 5 Decimal, 15 Decimal & 3.667 Decimal respectively aggregating to 25 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.08.2013 to 15.08.3012 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 07591 of 2013 registered in Book No. I, CD Volume No. 15 Page from 1901 to 1927 at the office of DSR III, South 24 Paraganas</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 455, 455/554, 456, 457 & 457/575 i.e. 2 Decimal, 0.67 Decimal, 10 Decimal, 30 Decimal & 7.33 Decimal respectively aggregating to 50 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06790 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6548 to 6579 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li</p>
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	<p>Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 455, 455/554 & 457 i.e. 7.68 Decimal, .8667 Decimal, 1.167 Decimal respectively aggregating to 9.71 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06851 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6522 to 6547 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 457 i.e. 15.37 Decimal in the premises/ holding no. 24C, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06870 of 2012 registered in Book No. I, CD Volume No. 14 Page from 7132 to 7158 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 455, 455/554 & 457 i.e. 11.653 Decimal, 2.4667 Decimal, 5.2667 Decimal respectively aggregating to 19.39 Decimal in the premises/ holding no. 24C/1, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06852 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6815 to 6841 at the office of DSR III, South 24 Paraganas</p> <p>Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the</p>
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aforesaid land in the C.S.Dag No. 455, 455/554 & 457 i.e. 5.8267 Decimal, 1.2333 Decimal, 2.6333 Decimal respectively aggregating to 9.69 Decimal in the premises/ holding no. 24C/1, Matheswartala Road, by way of lease for 999 years i.e. for the period 07.04.2017 to 06.04.3016 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01497 of 2017 registered in Book No. I, CD Volume No. 1603-2017 Page from 39115 to 39138 at the office of DSR III, South 24 Paraganas

Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the aforesaid land in the C.S.Dag No. 455, 455/554 & 457 i.e. 3.84 Decimal, 0.433 Decimal, .5833 Decimal respectively aggregating to 4.86 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 07.04.2017 to 06.04.3016 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01500 of 2017 registered in Book No. I, CD Volume No. 1603-2017 Page from 39391 to 39411 at the office of DSR III, South 24 Paraganas

Whereas, while the said Ashwagandha Merchants Pvt Ltd & 9 others were seized and possessed of the aforesaid land, sold transferred and conveyed .10% undivided share in the aforesaid land in the CS Dag no. 457 i.e. 10.04 sq.ft in the premises/ holding no. 24C, Matheswartala Road by way of conveyance unto and in favour of Li Yao Liang vide a registered deed of Conveyance being no. 01421 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42548 to 42587 at the office of DSR III, South 24 Paraganas

Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 0.10% of the total land in the aforesaid land in the C.S.Dag No. 457 i.e. 10.04 sq.ft in the premises/ holding no. 24C, Matheswartala

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	<p>Road, by way of lease for 999 years i.e. for the period 19.04.2018 to 18.04.3017 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01772 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 54259 to 54288 at the office of DSR III, South 24 Paraganas</p> <p>Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the aforesaid land in the C.S.Dag No. 457 i.e. 7.71 Decimal in the premises/ holding no. 24C, Matheshwartala Road, by way of conveyance unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01493 of 2017 registered in Book No. I, CD Volume No. 1603-2017 Page from 39001 to 39043 at the office of DSR III, South 24 Paraganas</p> <p>Thus the said Ashwagandha Merchants Pvt Ltd & 13 others became seized and possessed of and entitled to all that piece and parcel of land containing an area of 32 decimal, 6 Decimal, 15 Decimal, 77.71 Decimal and 11 Decimal in CS Dag no. 455, 455/554, 456, 457 & 457/575 respectively aggregating to 141.71 Decimal land of Mouza Tangra, J L No. 5, comprised in holding/ premises no. 24C, 24C/1, 47 Matheshwartala Road, Kolkata</p> <p>In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 1.31 sq.ft, 6.53 sq.ft, 0.44 sq.ft, 19.60 sq.ft, 4.792 aggregating to 32.67 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 455, 456, 455/554, 457 & 457/575 respectively of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01424 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42669 to 42712 at the office of DSR</p>
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		<p>III, South 24 Paraganas.</p> <p>In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 7.61 sq.ft, 1.61 sq.ft, 3.44 sq.ft aggregating to 12.66 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 455, 455/554 & 457 respectively of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01422 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42588 to 42628 at the office of DSR III, South 24 Paraganas.</p> <p>In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 5.02 sq.ft, 0.57 sq.ft, 0.76 sq.ft aggregating to 6.35 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 455, 455/554 & 457 respectively of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01423 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42629 to 42668 at the office of DSR III, South 24 Paraganas.</p> <p><u>DAG NO. 459, 460 & 461</u></p> <p>Whereas, Kedar Nath Bose & Ram Prasad Bose was seized and possessed of all that piece and parcel of permanently settled revenue paying collectorate land hereditaments and premises measuring 1 Bigha 15 Kottah and 3 Chittacks more or less comprised in CS Dag no. 459, 460 & 461 collectively of Mouza Tangra, J L No. 5.</p> <p>Whereas, while being seized and possessed of the aforesaid land, the said Kedar Nath Bose & Ram Prasad Bose sold transferred and conveyed all their right, title and interest unto and in favour of Madhab</p>
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Chandra Khamrui, in respect to 1 Bigha 15 Kottah and 3 Chittacks more or less comprised in CS Dag no. 459, 460 & 461 collectively of Mouza Tangra, J L No. 5. vide registered deed of sale dated 25th November, 1901

Whereas, while being seized and possessed of the aforesaid land, the said Madhab Chandra Khamrui gifted and or transferred all his right, title and interest unto and in favour of his son Lalit Mohan Khamrui in respect to 1 Bigha 15 Kottah and 3 Chittacks more or less comprised in CS Dag no. 459, 460 & 461 collectively of Mouza Tangra, J L No. 5. vide deed of gift dated 08th February, 1914.

Whereas, while being seized and possessed of the aforesaid land, the said Lalit Mohan Khamrui sold transferred and conveyed all his right, title and interest unto and in favour of Brij Mohini Dasi, in respect to 1 Bigha 15 Kottah and 3 Chittacks more or less comprised in CS Dag no. 459, 460 & 461 collectively of Mouza Tangra, J L No. 5. vide registered deed of sale dated 27th January, 1924

Whereas, while being seized and possessed of the aforesaid land, the said Brij Mohini Dasi sold transferred and conveyed all his right, title and interest unto and in favour of Thomas Edward Alexander, in respect to 1 Bigha 15 Kottah and 3 Chittacks more or less comprised in CS Dag no. 459, 460 & 461 collectively of Mouza Tangra, J L No. 5. vide registered deed of sale dated 21st December, 1927

Whereas, while being seized and possessed of the aforesaid land, the said Thomas Edward Alexander sold transferred and conveyed all his right, title and interest unto and in favour of Haliman Bibi & Saharatannessa Bibi, in respect to 1 Bigha 15 Kottah and 3 Chittacks more or less comprised in CS Dag no. 459, 460 & 461 collectively of Mouza Tangra, J L No. 5. vide registered deed of sale dated 23rd June, 1931. Both Haliman Bibi & Saharatannessa Bibi while being



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seized and possessed of the aforesaid land, Haliman bibi died intestate in December, 1969 leaving behind her 2 surviving daughters namely Sakina Bibi & Fatu Bibi. Whereas, Saharatannessa Bibi also died at long age leaving behind her 3 sons namely Samsuddin Ahmed, Md. Amin, Md. Yasin and 2 daughters namely Tara Bibi & Samsunnehar. Thus, the said legal heirs of Haliman Bibi & Saharatannessa Bibi was seized and possessed of the aforesaid land.

Whereas, Sakina Bibi, Fatu Bibi, Samsuddin Ahmed, Md. Amin, Md. Yasin, Tara Bibi & Samsunnehar while being seized and possessed of the aforesaid land, sold transferred and conveyed all their right, title and interest in respect to all that piece and parcel of land containing an area of 65 decimal more or less equivalent to 1 Bigha 15 Kattahs 3 Chittacks in Mouza Tangra, J L No. 5 in CS Dag no. 459, 460 & 461 unto and in favour of Li Yao Li, Li Yao Hung and Li Yao Liang all s/o. Li Shih Jung.

Thus, the said Li Yao Li, Li Yao Hung and Li Yao Liang became the joint owner of all that piece and parcel of land containing 1 Bigha 15 Kottah 3 Chittacks collectively in CS Dag No. 459, 460 & 461 of Mouza Tangra, J L No. 5.

Whereas, while being jointly seized and possessed of the aforesaid land Li Yao Li died intestate leaving behind him his wife namely Chin O Li, 3 daughters namely Fui Fui Chung, Fui Hsien Koo Li, Mimi Fui Mi Lim and 2 sons namely Fui Lim Li & Fui Chung Li.

Thus the said legal heirs of Li Yao Li along with Li Yao Hung & Li Yao Liang became seized and possessed of and sufficiently entitled to all that piece and parcel of land containing 1 Bigha 15 Kottah 3 Chittacks collectively in CS Dag No. 459, 460 & 461 of Mouza Tangra, J L No. 5.

Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their share in the aforesaid land i.e.

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	<p>2/3rd of the total land in the said dag, i.e. 5.33 decimal & 16.67 Decimal in CS Dag no. 459 & 460 aggregating to 22 decimal by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06790 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6548 to 6579 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Liang transferred his share in the aforesaid land i.e. 1/3rd of the total land in the said dag, i.e. 2.67 Decimal & 5.33 Decimal in CS Dag no. 459 & 460 aggregating to 11 decimal by way of lease for 999 years i.e. for the period 16.08.2013 to 15.08.3012 unto and in favour of M/s. Cordial Buildwel Pvt Ltd & 3 Others vide a registered deed of lease being no. 07591 of 2013 registered in Book No. I, CD Volume No. 15 Page from 1901 to 1927 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 461 i.e. 4.43 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06851 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6522 to 6547 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 461 8.9 Decimal in the premises/ holding no. 24C/1, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease</p>
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	<p>being no. 05852 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6815 to 6841 at the office of DSR III, South 24 Paraganas</p> <p>Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the aforesaid land in the C.S.Dag No. 461 i.e. 4.45 Decimal in the premises/ holding no. 24C/1, Matheswartala Road, by way of lease for 999 years i.e. for the period 07.04.2017 to 06.04.3016 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01497 of 2017 registered in Book No. I, CD Volume No. 1603-2017 Page from 39115 to 39138 at the office of DSR III, South 24 Paraganas</p> <p>Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the aforesaid land in the C.S.Dag No. 461 i.e. 2.22 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 07.04.2017 to 06.04.3016 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01500 of 2017 registered in Book No. I, CD Volume No. 1603-2017 Page from 39391 to 39411 at the office of DSR III, South 24 Paraganas</p> <p>Thus the said Ashwagandha Merchants Pvt Ltd & 13 others became seized and possessed of and entitled to all that piece and parcel of land containing an area of 8 Decimal, 25 Decimal, 20 Decimal in CS Dag no. 459, 460 & 461 of Mouza Tangra, J L No. 5</p> <p>In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 3.48 & 10.89 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 459 & 460 respectively aggregating to 14.37 sq.ft of Mouza Tangra, J L No. 5 Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01424 of</p>
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2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42669 to 42712 at the office of DSR III, South 24 Paraganas.

In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 5.82 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 461 of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01422 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42588 to 42628 at the office of DSR III, South 24 Paraganas.

In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 2.86 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 461 of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01423 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42629 to 42668 at the office of DSR III, South 24 Paraganas.

DAG NO. 457/574

Whereas, Brij Mohini Dasi, widow of Madhab Chandra Khamrui was seized and possessed of and amongst the other owners was sufficiently entitled to all that piece and parcel of rent free land hereditaments and premises measuring 8 kottahs more or less in holding no. 39 out of the total land of the holding measuring 5 Bigahs 15 Chittacks of Mouza Dakshin Tangra Division 4, Sub Division N , Dihi Panchannangram Khal Mahal, Touzi No. 1298/2833 of the District 24 Paraganas.

Whereas, while being seized and possessed of the

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aforesaid land, the said Brij Mohini Dasi sold transferred and conveyed all her right, title and interest unto and in favour of Haripada Khamrui, in respect to all that piece and parcel of rent free land hereditaments and premises measuring 8 kottahs more or less in holding no. 39 out of the total land of the holding measuring 5 Bigahs 15 Chittacks of Mouza Dakshin Tangra Division 4, Sub Division N , Dihi Panchannangram Khal Mahal, Touzi No. 1298/2833 of the District 24 Paraganas vide deed no. 2264 of 1928 dated 17.05.1928 registered in Book No. I, Volume 42, Page 129 to 131, registered at the office of Sadar Sub Registrar's office of Alipore and whereas the title and khas possession of said Haripada Khamrui were recorded in C.S. Record of Rights in CS Dag no. 457/574 of Khatian no. 627, J L No. 5.

Haripada Khamrui while being seized and possessed of the aforesaid land died intestate on or about Bhadra 1340 B.S. leaving behind him his widow Nalini Bewa as his sole legal heiress and representative.

Thus, Nalini Bewa was subsequently became owner, seized and possessed of and sufficiently entitled to the aforesaid land.

Nalini Bewa while being seized and possessed of the aforesaid land, sold transferred and conveyed all her right, title and interest vide deed no. 3867/1971, registered in Book I, Volume 81, Pages 63 to 68 for the year 1971 registered at the office of Sub Registrar, Alipore, in respect to all the piece and parcel of permanently settled collectorate revenue free land hereditaments and premises measuring 13 decimals more or less corresponding to 8 cottahs more or less in CS Dag no. 457/574 of Khatian no. 627, Mouza Tangra, J L No. 5, unto and in favour of Li Yao Li, Li Yao Hung and Li Yao Liang all s/o. Li Shih Jung.

Thus, the said Li Yao Li, Li Yao Hung and Li Yao Liang became the joint owner of all that piece and parcel of land containing 13 Decimal comprised in CS Dag no.



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457/574 under CS Khatian no. 627 of Mouza Tangra, J L No. 5.

Whereas, while being jointly seized and possessed of the aforesaid land Li Yao Li died intestate leaving behind him his wife namely Chin O Li, 3 daughters namely Fui Fui Chung, Fui Hsien Koo Li, Mimi Fui Mi Lim and 2 sons namely Fui Lim Li & Fui Chung Li.

Thus the said legal heirs of Li Yao Li along with Li Yao Hung & Li Yao Liang became seized and possessed of 13 Decimal comprised in CS Dag no. 457/574 under CS Khatian no. 627 of Mouza Tangra, J L No. 5.

Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. $\frac{2}{3}$ rd of the total land in the C.S.Dag No. 457/574 i.e. 8.67 Decimal in the premises/ holding no. 24C, Matheswartala Road, by way of lease for 999 years i.e. for the period 15.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06870 of 2012 registered in Book No. I, CD Volume No. 14 Page from 7132 to 7158 at the office of DSR III, South 24 Paraganas.

Whereas, while the said Ashwagandha Merchants Pvt Ltd & 9 others were seized and possessed of the aforesaid land, sold transferred and conveyed .10% undivided share in the aforesaid land in the CS Dag no. 457/574 i.e. 5.67 sq.ft in the premises/ holding no. 24C, Matheswartala Road by way of conveyance unto and in favour of Li Yao Liang vide a registered deed of Conveyance being no. 01421 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42548 to 42587 at the office of DSR III, South 24 Paraganas

Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 0.10% of the total land in the aforesaid land in the C.S.Dag No. 457/574 i.e. 5.67 sq.ft in the premises/ holding no. 24C, Matheswartala



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Road, by way of lease for 999 years i.e. for the period 19.04.2018 to 18.04.3017 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01772 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 54259 to 54288 at the office of DSR III, South 24 Paraganas

Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the aforesaid land in the C.S.Dag No. 457/574 i.e. 4.33 Decimal in the premises/ holding no. 24C, Matheshwartala Road, by way of conveyance unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01493 of 2017 registered in Book No. I, CD Volume No. 1603-2017 Page from 39001 to 39043 at the office of DSR III, South 24 Paraganas

Thus the said Ashwagandha Merchants Pvt Ltd & 13 others became seized and possessed of and entitled to all that piece and parcel of land containing an area of 13 decimal in CS Dag no. 457/574 of Mouza Tangra, J L No. 5, comprised in holding/ premises no. 24C, Matheshwartala Road, Kolkata

DAG NO. 457/576

Whereas, Brij Mohini Dasi, widow of Madhab Chandra Khamrui was seized and possessed of and amongst the other owners was sufficiently entitled to all that piece and parcel of rent free land hereditaments and premises measuring 9 Decimal more or less in holding no. 39 of Mouza Dakshin Tangra Division 4, Sub Division N , Dihi Panchannangram Khal Mahal, Touzi No. 1298/2833 of the District 24 Paraganas.

Whereas, while being seized and possessed of the aforesaid land, the said Brij Mohini Dasi sold transferred and conveyed all her right, title and interest unto and in favour of Uma Sashi Dasi, in respect to all that piece and parcel of rent free land

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hereditaments and premises measuring 9 Decimal more or less in holding no. 39 of Mouza Dakshin Tangra Division 4, Sub Division N , Dahi Panchannagram Khai Mahal, Touzi No. 1298/2833 of the District 24 Paraganas vide deed no. 2390 of 1928 dated 25.05.1928 registered in Book No. I, Volume 34, Page 284 to 286, registered at the office of Sadar Sub Registrar's office of Alipore and whereas the title and khas possession of said Uma Sashi Dasi were recorded in C.S. Record of Rights in CS Dag no. 457/576 of Khatian no. 533, J L No. 5.

Uma Sashi Dasi while being seized and possessed of the aforesaid land died intestate on or about 1936 leaving behind her sole surviving son and legal representative namely Manik Lal Khara.

Thus, Manik Lal Khara was subsequently became owner, seized and possessed of and sufficiently entitled to the aforesaid land.

Manik Lal Khara while being seized and possessed of the aforesaid land, sold transferred and conveyed all his right, title and interest vide deed no. 3866/1971, registered in Book I, Volume 81, Pages 57 to 62 for the year 1971 registered at the office of Sub Registrar, Alipore, in respect to all the piece and parcel of permanently settled collectorate revenue free land hereditaments and premises measuring 9 decimals more or less corresponding to 5 cottahs 7 Chittacks more or less in CS Dag no. 457/576 of Khatian no. 533, Mouza Tangra, J L No. 5, unto and in favour of Li Yao Li, Li Yao Hung and Li Yao Liang all s/o. Li Shih Jung.

Thus, the said Li Yao Li, Li Yao Hung and Li Yao Liang became the joint owner of all that piece and parcel of land containing 13 Decimal comprised in CS Dag no. 457/576 under CS Khatian no. 533 of Mouza Tangra, J L No. 5.

Whereas, while being jointly seized and possessed of the aforesaid land Li Yao Li died intestate leaving

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behind him his wife namely Chin O Li, 3 daughters namely Fui Fui Chung, Fui Hsien Koo Li, Mimi Fui MI Lim and 2 sons namely Fui Lim Li & Fui Chung Li.

Thus the said legal heirs of Li Yao Li along with Li Yao Hung & Li Yao Liang became seized and possessed of 9 Decimal comprised in CS Dag no. 457/576 under CS Khatian no. 533 of Mouza Tangra, J L No. 5.

Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their share in the aforesaid land i.e. 2/3rd of the total land in the said dag, i.e. 6 Decimal in CS Dag no. 457/576 by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06790 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6548 to 6579 at the office of DSR III, South 24 Paraganas.

Whereas, Li Yao Liang transferred his share in the aforesaid land i.e. 1/3rd of the total land in the said dag, i.e. 3 Decimal in CS Dag no. 457/576 by way of lease for 999 years i.e. for the period 16.08.2013 to 15.08.3012 unto and in favour of M/s. Cordial Buildwel Pvt Ltd & 3 Others vide a registered deed of lease being no. 07591 of 2013 registered in Book No. I, CD Volume No. 15 Page from 1901 to 1927 at the office of DSR III, South 24 Paraganas.

Thus the said Ashwagandha Merchants Pvt Ltd & 13 others became seized and possessed of and entitled to all that piece and parcel of land containing an area of 9 decimal in CS Dag no. 457/576 of Mouza Tangra, J L No. 5, comprised in holding/ premises no. 47, Matheshwartala Road, Kolkata

In addition, Li Yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 3.92 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 457/576 of Mouza Tangra, J L No. 5 Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed

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of Conveyance being no. 01424 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42669 to 42712 at the office of DSR III, South 24 Paraganas.

DAG NO. 458

Whereas, Radha Kishor Mukhopadhyay was seized and possessed of all that piece and parcel of amongst other the land hereditaments and premises measuring 1 Bigha 2 Kottahs more or less comprised in Mouza Tangra, J L No. 5 in holding no. 40 Division 4, Sub Division N and whercas the title and possession of the said Radha Kishore Mukhopadhyay was recorded in CS Khatian no. 352 of Mouza Tangra, J L No. 5

Whereas Tarini Charan Khamrui was recorded as a tenant under Radha Kishor Mukhopadhyay and was recorded as a tenant in CS Khatian no. 353 under CS Khatian no. 352 in CS Dag no 458 in respect of the aforesaid land hereditaments and premises measuring 36 decimal more or less.

Whereas the said Tarini Charan Khamrui on 9th day of Magh 1338 B.S. by an oral declaration surrendered the aforesaid tenancy and delivered the khas possession of the aforesaid land to Radha Kishor Mukhopadhyay. Subsequently, on 10th day of Magh 1338 B.S. the said Tarini Charan Khamrui made an endorsement of his surrender of tenancy by writing in his own hand on the original CS Khatian 353 and delivered the said original khatian to Radha Kishor Mukhopadhyay after signing the same thereto as a token of confirmation of his surrender of the tenancy.

Thus the said Radha Kishor Mukhopadhyay was seized and possessed of all that piece and parcel of amongst other the land hereditaments and premises measuring 1 Bigha 2 Kottahs more or less comprised in Mouza Tangra, J L No. 5 in CS Khatian no. 352 under CS Khatian no. 353 in CS Dag no 458 measuring 36 decimal more or less.



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Radha Kishor Mukhopadhyay while being seized and possessed of the aforesaid land, sold transferred and conveyed all his right, title and interest vide deed no. 3750/1971, registered in Book I, Volume 75, Pages 162 to 169 for the year 1971 registered at the office of Sub Registrar, Alipore, in respect to 36 Decimal more or less comprised in CS Dag no. 458 under CS Khatian no. 352 under CS Khatian no. 353 in Mouza Tangra, J L No. 5, unto and in favour of Li Yao Li, Li Yao Hung and Li Yao Liang all s/o. Li Shih Jung.

Thus, the said Li Yao Li, Li Yao Hung and Li Yao Liang became the joint owner of all that piece and parcel of land containing 36 Decimal, more or less comprised in CS Dag no. 458 under CS Khatian no. 352 under CS Khatian 353 in Mouza Tangra, J L No. 5.

Whereas, while being jointly seized and possessed of the aforesaid land Li Yao Li died intestate leaving behind him his wife namely Chin O Li, 3 daughters namely Fui Fui Chung, Fui Hsien Koo Li, Mimi Fui Mi Lim and 2 sons namely Fui Lim Li & Fui Chung Li.

Thus the said legal heirs of Li Yao Li along with Li Yao Hung & Li Yao Liang became seized and possessed of 36 Decimal more or less comprised in CS Dag no. 458 under CS Khatian no. 352 under CS Khatian no. 353 in Mouza Tangra, J L No. 5.

Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. $1/3^{\text{rd}}$ of the total land in the C.S.Dag No. 458 i.e. 3 Decimal, in the premises/holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.08.2013 to 15.08.3012 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 07591 of 2013 registered in Book No. I, CD Volume No. 15 Page from 1901 to 1927 at the office of DSR III, South 24 Paraganas

Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. $2/3^{\text{rd}}$ of the total land in the

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	<p>C.S.Dag No. 458 i.e. 6 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06790 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6548 to 6579 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 458 i.e. 6.97 Decimal in the premises/ holding no. 47, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06851 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6522 to 6547 at the office of DSR III, South 24 Paraganas.</p> <p>Whereas, Li Yao Hung along with the legal heirs of Li Yao Li transferred their undivided share in the aforesaid land i.e. 2/3rd of the total land in the C.S.Dag No. 458 i.e. 11.03 Decimal in the premises/ holding no. 24C/1, Matheswartala Road, by way of lease for 999 years i.e. for the period 16.07.2012 to 15.07.3011 unto and in favour of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of lease being no. 06852 of 2012 registered in Book No. I, CD Volume No. 14 Page from 6815 to 6841 at the office of DSR III, South 24 Paraganas</p> <p>Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the aforesaid land in the C.S.Dag No. 458 i.e. 5.52 Decimal in the premises/ holding no. 24C/1, Matheswartala Road, by way of lease for 999 years i.e. for the period 07.04.2017 to 06.04.3016 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01497 of 2017 registered in</p>
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Book No. I, CD Volume No. 1603-2017 Page from 39115 to 39138 at the office of DSR III, South 24 Paraganas

Whereas, Li Yao Liang transferred his undivided share in the aforesaid land i.e. 1/3rd of the total land in the aforesaid land in the C.S.Dag No. 458 i.e. 3.48 Decimal in the premises/ holding no. 47, Matheshwartala Road, by way of lease for 999 years i.e. for the period 07.04.2017 to 06.04.3016 unto and in favour of M/s. Cordial Buildwell Pvt Ltd & 3 Others vide a registered deed of lease being no. 01500 of 2017 registered in Book No. I, CD Volume No. 1603-2017 Page from 39391 to 39411 at the office of DSR III, South 24 Paraganas

Thus the said Ashwagandha Merchants Pvt Ltd & 13 others became seized and possessed of and entitled to all that piece and parcel of land containing an area of 36 decimal land in CS Dag no. 458 of Mouza Tangra, J L No. 5, comprised in holding/ premises no. 24C/1, 47 Matheshwartala Road, Kolkata

In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 3.92 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 458 of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01424 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42669 to 42712 at the office of DSR III, South 24 Paraganas.

In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 7.21 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 458 of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a

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			<p>registered deed of Conveyance being no. 01422 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42588 to 42628 at the office of DSR III, South 24 Paraganas.</p> <p>In addition, Li yao Liang transferred and conveyed inter alia all that piece and parcel of land containing an area of 4.55 sq.ft i.e. equivalent to .10% share of land in the CS Dag No. 458 of Mouza Tangra, J L No. 5 comprised in holding/ premises no. 47 Matheshwartala Road Unto and in favour of of M/s. Ashwagandha Merchants Pvt Ltd & 9 Others vide a registered deed of Conveyance being no. 01423 of 2018 registered in Book No. I, CD Volume No. 1603-2018 Page from 42629 to 42668 at the office of DSR III, South 24 Paraganas.</p>		
5	Title deeds / document details under which ownership is acquired	Owner/Details of Issuing Office	Name/nature of Deed Document	Details like Regd. etc.	
5.1	Deed of Conveyance	Ashwagandha Merchants Pvt Ltd & 9 Others	07 th April 2017	DSR III, South 24 Parganas Book No.I, Volume 1603-2017 Pages 39001 to 39043 Being No. 160301493 Year 2017	
	Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL PVT LTD)	07 th April 2017	DSR III, South 24 Paraganas Book No.I, Volume 1603-2017 Pages 39115 to	

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			2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD		39138 Being No. 160301497 Year 2017
	Deed Conveyance	of	Ashwagandha Merchants Pvt Ltd & 9 Others	02nd April,2018	DSR III, South 24 Paraganas Book No.I, Volume 1603-2018 Pages 42669 to 42712 Being No. 160301424 Year 2018
	Deed Conveyance	of	Ashwagandha Merchants Pvt Ltd & 9 Others	02nd April,2018	DSR III, South 24 Paraganas Book No.I, Volume 1603-2018 Pages 42588 to 42628 Being No. 160301422

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12/11/18



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				Year 2018
	Deed of Conveyance	Ashwagandha Merchants Pvt Ltd & 9 Others	02 nd April, 2018	DSR III, South 24 Paraganas Book No.I, Volume 1603-2018 Pages 42629 to 42668 Being No. 160301423 Year 2018
	Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL PVT LTD) 2. DECISIVE BUILDING SOLUTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3. ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD	19 th April 2018	DSR III, South 24 Paraganas Book No.I, Volume 1603-2018 Pages 54259 to 54288 Being No. 160301772 Year 2018
	Deed of	Aaswagandha & 9	02 nd April, 2018	DSR III, South

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	Conveyance	Others		
				24 Paraganas Book No. I, Volume 1603- 2018, Pages 42548 to 42587, Being No. 160301421, Year 2018
	Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL PVT LTD) 2. DECISIVE BUILDING SOLUTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3. ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD	02 nd April 2018	DSR III, South 24 Paraganas Book No. I, Volume 1603- 2018, Pages 41208 to 41235, Being No. 160301380, Year 2018
	Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL	07 th April 2017	DSR III, South 24 Paraganas, Book No. I, Volume 1603-

Residency cum Chamber- Swapnapuri Apartment, Flat No. 1B, 2nd Floor, 68/159, Jessore Road,
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		BUILDWELL PVT LTD) 2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD		2017, Pages 39391 to 39411, Being No. 160301500 Year 2017
	Deed of Lease	1. CORDIAL BUILDWELL LLP (Formerly known as CORDIAL BUILDWELL PVT LTD) 2.DECISIVE BUILDING SOULTIONS LLP (Formerly Known as DECISIVE BUILDING SOLUTIONS PVT LTD) 3.ENDORSE BUILDWORTH LLP (Formerly known as	16th August 2013	DSR III, South 24 Paraganas, Book No.I, CD Volume 15, Pages 1901 to 1927, Being No. 07591, Year 2013

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		ENDORSE BUILDWORTH PVT LTD and 4. CARNATION NIRMAN PVT LTD			
	Deed of Lease	Aaswagandha & 9 Others	16th July 2017		DSR III, South 24 Paraganas, Book No.I, CD Volume 14, Pages 7132 to 7158, Being No. 06870, Year 2012
	Deed of Lease	Aaswagandha & 9 Others	16th July 2012		DSR III, South 24 Paraganas, Book No.I, CD Volume 14, Pages 6815 to 6841, Being No. 06852 Year 2012
	Deed of Lease	Aaswagandha & 9 Others	16th July 2012		DSR III, South 24 Paraganas Book No.I, CD Volume 14, Pages 6522 to 6547, Being No. 06851, Year 2012
	Deed of Lease	Aaswagandha & 9 Others	16th July 2012		DSR III, South 24 Paraganas, Book No.I, CD Volume 14, Pages 6548 to 6579, Being No. 06790, Year 2012

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

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		Law: Ans: NO * Whether the property is affected by Environmental Law: Ans: NO * Any other regulatory issue relating to property: Ans: NO
9	List of documents/deeds provided to us & perused by us	1. As per Annexure B
10	Offices Searched	Necessary court searching was done in respect to the vendors at Civil Judge Junior Division and Civil Judge Senior Division at Alipore in respect to the previous owners for 12 years, wherein no adverse entry was found. This signifies that there is no litigation pending for and or against the previous owners. In addition, necessary registry office search was also done at the Registrar of Assurances- Kolkata, District-Sub Registrar, South 24 Parganas & Addl District Sub Registrar, Sealdah in respect to the aforesaid property wherein no entry was found to have been entered into by and on behalf of the previous owners in respect to the aforesaid property.
11	Whether the documents examined are duly stamped as per the Stamp Act.	YES
14	Certificate of Examination	This is to certify that we have examined each & every page of the documents required for giving the title clearance certificate and did not find that transactions under the document are sham and fictitious. We further certify that the stamp used on the main title deeds are presumed to be genuine and documents are duly registered.
15	RoC Search	Since, all the vendors in respect to the execution of

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		our lease and conveyance deeds were individual, no searching of Registrar of Companies (RoC) was done by us. RoC search was not applicable in the case of our vendors
16	Certificate of Title	This is to certify that the title of the land of the present land Owners are clear, unencumbered and marketable without requirement of any further act or deed on their part.

Place: Kolkata.

Dated this ^{29th} day of September, 2021.

DRAFTED BY ME
(As Per Instruction)

Debjyoti Ghosh

(DEBJYOTI GHOSH)
ADVOCATE

SEALDAH CIVIL COURT
KOLKATA-700 014
WB/547/2009

(ADVOCATE)



Debjyoti Ghosh

Advocate

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ANNEXURE A

SL. NO.	NAME OF THE OWNER	ADDRESS OF THE OWNER
1	Ashwgandha Merchants Pvt Ltd	12C, Chakraberia Road (N), Ground Floor, Kolkata 700020
2	Parakashtha Merchants Pvt Ltd	12C, Chakraberia Road (N), Ground Floor, Kolkata 700020
3	Kritya Commercial Pvt Ltd	12C, Chakraberia Road (N), Ground Floor, Kolkata 700020
4	Aachaman Viniyog Pvt Ltd	12C, Chakraberia Road (N), Ground Floor, Kolkata 700020
5	Tapaswat Commercial Pvt Ltd	12C, Chakraberia Road (N), Ground Floor, Kolkata 700020
6	Srijan Enclave Pvt Ltd	36/1A, Elgin Road, Kolkata 700020
7	Srijan Infrarealty Pvt Ltd	36/1A, Elgin Road, Kolkata 700020
8	Srijan Land & Building Pvt Ltd	36/1A, Elgin Road, Kolkata 700020
9	Panchkoti Stockist Pvt Ltd	36/1A, Elgin Road, Kolkata 700020
10	Suvidhi Commotrade Pvt Ltd	36/1A, Elgin Road, Kolkata 700020
11	Cordial Buildwell Pvt Ltd	11A/1C, East Topsia Road, Kolkata 700046
12	Decisive Building Soutions Pvt Ltd	11A/1C, East Topsia Road, Kolkata 700046
13	Endorse Buildworth Pvt Ltd	11A/1C, East Topsia Road, Kolkata 700046

Debjyoti Ghosh
(Signature)

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14	Carnation Nirman Pvt Ltd	44/6, Hazra Road, Kolkata 700019
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ANNEXURE B

PART A MOTHER DEEDS	
DEED NO	YEAR
1710	1972
3750	1971
4337	1971
109	1972
3866	1971
3867	1971

PART B LEASE DEEDS	
PREMISES NO.	Deed No.
24C	6870/2012


(Adv)
DEBJYOTI GHOSH

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47	7591/2013
24C/1	1497/2017
24C	1772/2018
24C	1380/2018
47	1500/2017
24C/1	6852/2012
47	6851/2012
47	6790/2012

PART C	
CONVEYANCE DEED	
1421/2018	
1422/2018	
1423/2018	
1424/2018	
1493/2017	


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