

Rama Paul

BA, LL.B Advocate
SUPOI CHINA & JINDA ROAD
KOLKATA-700 031

CHANDER
(TWO)

3

Residence Chamber
P1, Saltmour Lane,
Kolkata-700 031.
7-8 A.M. & 8-10 P.M.

Ref

Date

Title Report

Reference: An area of land more or less 81 Batta's 10 Chakras as per purchase deeds and situated at Bonga-Banchookapur, Pargana- Nagara, J.L no-31, R.S. Dag no-312, under R.S. Khata No. -122 under P.S. Haridwar, District- 24 Parganas(A), under K.M.C. Ward No. 142.

PRESENT OWNERS: 1) NINE PROPERTY PRIVATE LIMITED, 2) NIRMAL COMPLEX PRIVATE LIMITED, 3) NIRMAL FINANCIAL & SERVICES PRIVATE LIMITED, 4) NAGRA HOLDING PRIVATE LIMITED, 5) CALIA MARKETING PRIVATE LIMITED, 6) DAWATI YARUVA PRIVATE LIMITED, 7) MADHUR ENCLAVE PRIVATE LIMITED, 8) MEMURY ESTATE PRIVATE LIMITED, 9) PURNIMA PROMOTERS PRIVATE LIMITED, 10) OLIVER ENCLAVE PRIVATE LIMITED, 11) SITUAL COMPLEX PRIVATE LIMITED, 12) LARIKA TRANSCOM PRIVATE LIMITED, 13) JHEVANDER TRADING COMPANY PRIVATE LIMITED, 14) RANCOM GOODS PRIVATE LIMITED, 15) AGAD DEALER PRIVATE LIMITED, 16) NHAJ DEALER PRIVATE LIMITED 17) NARAYAN ENCLAVE PRIVATE LIMITED, 18) NALJHUMI CONSTRUCTION PRIVATE LIMITED, 19) BABULJI MERCHANTS PRIVATE LIMITED, 20) SAHAYI BANIK PRIVATE LIMITED, 21) SHAMAYAN DISTRIBUTOR PRIVATE LIMITED all companies have incorporated under the provisions of the Companies Act, 1956 having their registered office at 17/1 Anandbanu Tenue, Kolkata-700020.

MY REPORT IS AS FOLLOWS

I have gone through the purchase deeds, link deeds, Tenent of Rights, etc. & L.R's records. I searched records and apart from it, I have caused necessary searches in the Office of District Registrar Office, Bank Registrar Office and Additional Sub Registrar office etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. CA Department, RMO's Department etc. and also searched in the competent court of law for any Title suit or Money Suit in respect of the above parcels and thereafter made this Title Report based on these searches.

FACTS

Whereas, for all material cases viz. Bhatnagar Patta viz. Lam Akshay Kumar Patta and his nephew Chandra viz. Patta viz. Lam Narayan Chandra Patta were the joint owners, co-owners and also possessed in respect of their total land measuring 2.87 acres i.e. 161 Batta's 8 Chakras 25 sq. feet lying in Bonga-Banchookapur, Pargana- Nagara, J.L. No-31, R.S. Khata No-122, R.S. Dag no-312 under P.S. Haridwar, R.S. no. 204, Teet no. 416 B, J.L. no. 11, R.S. Khata no-122, R.S. Dag no. 312 corresponding to L.R. Dag no. 509 under L.R. Khata no. 508, 508, 1280, 149, 149 and 149 in the District-24 Parganas (A).

Whereas, while both of them had been jointly enjoying the rights, title, interest and possession, enjoyment of the aforesaid property, they by their letter and registered with separate demarcation and accounts, they separately and entirely purchased the said property share each of them amount 50% respectively share in the said L.R. Dag no. 312 in respect of total landed area of 2.87 acres, Patta, District-24 Parga because the vesting of 188.8 decimal i.e. 80 Batta's 12 Chakras 12.5 sq. ft. which was

EDEN KUMAR

Assistant Representative Registrar

Rama Paul
RAMA PAUL ADVOCATE
SUPOI CHINA & JINDA ROAD
KOLKATA-700 031

Uma Paul

BA, LL.B. ADVOCATE
ALPINE CRIMINAL & JUDGE COURT
KOLKATA-700 031

Residence Chamber
71, Saltmarket Lane,
Kolkata-700 031
7-9 A.M. & 8-10 P.M.

Date _____

Ad _____

Whereas, the said Umesh Chandra Paul and family Chamber No. 71 have been the
owner of 103.4 Decoral in 80 Katta 12 Chitaka 12.5 sq. ft. of land which was situated along the
western portion of this Dag.

And whereas, while the said Umesh Chandra Paul was of Late Sushree Kalyan Paul had been enjoying right, title,
interest and possession in respect of his mortgaged land and measuring 135.8 decoral in 80 Katta 12
Chitaka 12.5 sq. ft. with survey and transferred 10.2 decoral in 10 Katta of detached land to
the Alpa Chamber No. 71 and the said land was mortgaged and transferred, given, assigned and
Prescribed under the name of Late Suresh Chandra Paul and Son, Hridaya Chandra, son of Late
18/05/1973 and duly recorded in Book no. 12, Page in volume 204 to 207, dated on 12
and for the year 1973.

And whereas, while the said Umesh Chandra Paul was of Late Sushree Kalyan Paul had been enjoying the
right, title, interest and possession in respect of his mortgaged land measuring 117 decoral in 70
Katta 10 Chitaka 25 sq. ft., duly and lawfully granted, surveyed, transferred, given, assigned and
duly of 201 which was registered in the office of M.C.C., Kolkata on 28/11/194 and duly recorded in Book
no. 4, volume no. 81, Page in volume 145 to 148, dated on 18/11/194 and for the year 1974.

And whereas, while the said Umesh Chandra Paul had been enjoying the right, title and possession of his
undivided 4 parts share in 117 decoral in measuring about 54.5 decoral in 25 Katta 05 Chitaka
12.5 sq. ft. lying in Mouza- Sanchandrapur, Pargana- Magura, S. D. District, S. B. Dag no. 312 within P.S. Khatap no.
122 corresponding to L.R. Dag no. 250, District- 24 Pargana S. and recorded the name of the L.R. No. 8
in respect of 80 Decoral of land with L.R. Number no. 208.

And whereas, while the said Umesh Chandra Paul was of Late Sushree Kalyan Paul had been enjoying the right, title,
interest and possession in respect of his 54.5 decoral in 25 Katta 05 Chitaka 12.5 sq. ft. of land lying
in Mouza- Sanchandrapur, Pargana- Magura, S. D. District, S. B. Dag no. 312 within P.S. Khatap No. - 122
within P.S. Khatap, District- 24 Pargana S. under K.M.C. Ward No. 142 dated on 15/04/1978 having
interest therein but with another son, Chandra C. Chandra Paul, 2 sons namely Sushree Paul,
Sushree C. Chandra Paul and S. Sushree namely Son, Sushree Chandra, Son, Sushree,
Paul @ Mouda, as his only legal heirs and successors.

And further whereas, while the said Umesh Chandra Paul and Sushree C. Chandra Paul were
deceased had been jointly enjoying the right, title, interest and possession in respect of their 71.5 decoral
of land in 70 Katta 12 Chitaka 25 sq. ft. of land lying in Mouza- Sanchandrapur, Pargana- Magura,
S. D. District, S. B. Dag no. 312, within P.S. Khatap, District- 24
Pargana S., under K.M.C. Ward No. 142, a portion of land measuring 140.5 sq. ft. of 72 Katta 17
Chitaka 25 sq. ft. merged with land used for an development work and their share and property
became the Katta 20 Chitaka in measurement.

And further whereas, while the said Umesh Chandra Paul had been enjoying right, title, interest and possession
in respect of his 50% share of the physically divided land i.e. 88 Katta 10 Chitaka in measuring 88
Katta 05 Chitaka of land in Mouza- Sanchandrapur, Pargana- Magura, S. D. District, S. B. Dag no. 312,
under P.S. Khatap No. - 122 within P.S. Khatap, District- 24 Pargana S., under K.M.C. Ward No. 142
dated on 18/12/78 and having interest therein but with another son, Sushree Paul, 2 sons namely

FORWARDED

Respected Father, District Magistrate

Rama Paul
RAMA PAUL, Advocate
Alpine Criminal & Judge Court
Kolkata-700 031

Rama Paul

B.A., LL.B. ADVOCATE
ALLOU CRIMINAL & JUDGE COURT
KOLKATA-700 031

Audience Chamber
71, Bellapur Lane,
Kolkata-700 031,
7-9 A.M. & 9-10 P.M.

Date _____

Submitta Patta, Tardapat Patta and 4 shadgans namely Smt. Dnyaneshwari, Smt. Pragnati Patta, Smt. Manu Mondal, Smt. Tapati Mondal are the only legal heirs and successors.

And further whereas, while legal heirs of Bahadurpattina Patta and legal heirs of Sanyal Patta since deceased had been justly enjoying rights, title, interest and possession in respect of their share land measuring 63 Katta 10 Chitahi lying in Mouza- Ranchandrapur, Pargana- Magura, J.L. no. 31, S.S. Dag no. 112, under S.S. Khata No. - 122 within P.S. Bardhaman, District- 24 Parganas (S) from K.H.C. Ward No. 142, whereas 2 co-owners of co-owners namely Subkarnath Bahadur Patta and Sanyal Patta approached and requested that they as owners or co-owners would like to determine the share and measuring 63 Katta 10 Chitahi lying in the south-western portion of their respective land area of the said South-Western portion of total land area and thus the said 11 co-owners or co-owners have agreed their demand and for the purpose of their said agreement, they have debarred the said 16 Katta accordingly.

And further whereas, while Subkarnath & Sanyal Patta had been enjoying the right, title, interest and possession in respect of his 1/7th part of the share in 34 Katta 05 Chitahi or 04 Katta 19 Chitahi 18 sq. ft. of land lying in Mouza- Ranchandrapur, Pargana- Magura, J.L. no. 31, S.S. Dag no. 112, under S.S. Khata No. - 122 within P.S. Bardhaman, District- 24 Parganas (S), under K.H.C. Ward No. 142, divided in two a subdivided land measuring 63 Katta lying in the south-western portion of the aforesaid total property measuring 66 Katta 18 Chitahi and measured by unadvised west portion of land i.e. 61 Katta 14 Chitahi 18 sq. ft. appertaining to S.S. Dag no. 112 under S.S. Khata no. 122 corresponding to L.R. Dag no. 388 under L.R. Khata no. 888 in Mouza- Ranchandrapur in present owners i.e. Smt. Pragnati Patta and 30 others Private Limited Company by virtue of Deed of Conveyance which was registered in the office of A.K.A. I, Kolkata on 28/08/14 and duly executed in Book no. 1, Volume no. 19, Page nos. 888 to 972, Deed no. 8070 and for the year 2014.

PART-D

Whereas, for all material things are Subkarnath Patta & Sanyal Patta and his nephew Sanyal Patta & Late Narayan Chandra Patta were the joint owners, occupants and in possession in respect of their total land measuring 2.87 acres i.e. 261 Katta 8 Chitahi 28 sq. ft. lying in Mouza- Ranchandrapur, Pargana- Magura, P.S. Presently Mouza- Ranchandrapur and now Bardhaman, S.S. no. 334, Targ. no. 410 (B), 411 no. 31, S.S. Khata no. 112, S.S. Dag no. 112 corresponding to L.R. Dag no. 350 under L.R. Khata no. 888, 889, 1335, 245, 1445 and etc. of District 24 Parganas (S).

Whereas, while both of them had been justly enjoying the right, title, interest and possession in respect of the aforesaid property, they for their latter use and enjoyment with separate demarcation and debarment, they mutually and amicably partitioned the said property where each of them obtained 50% sharement share in the said S.S. Dag no. 112 in respect of total land area of 2.87 acres. Thus, Subkarnath Patta became the owner of 131.5 divided i.e. 82 Katta 12 Chitahi 12.5 sq. ft. which was aforesaid lying in eastern portion of the aforesaid Dag and Sanyal Chandra Patta became the owner of 131.5 divided i.e. 80 Katta 12 Chitahi 12.5 sq. ft. of land which was aforesaid lying in the western portion of the Dag.

And whereas, while said Subkarnath Patta son of Late Anand Kumar Patta had been enjoying right, title, interest and possession in respect of his recorded land measuring 133.9 divided i.e. 83 Katta 12

EVEN RICHMOND *[Signature]*
Deputy Commissioner

[Signature]
RAMA PAUL (Advocate)
Alloou Criminal & Judge Court
Kolkata-700 031

Rama Paul

B.A., LL.B. ADVOCATE
CRIMINAL & JUDICIAL CODES
KOLKATA-700 031

Residence Chamber
71, Saltapur Lane,
Kolkata-700 031.
7-8 A.M. & 5-10 P.M.

Date _____

Whereas 15.8 sq. ft. well, surveyed and transferred 15.8 decimal i.e. 10 Kathas of measured land in one Adhar Chandra Biswas son of Late Subodhchandra Biswas and Mrs. Manika Ghosh, wife of Late Pradyumna Ghosh by virtue of deed of conveyance which was registered in the office of D.S.R. Alipore on 10.01.1973 and duly recorded in Book no.1, volume no.13, Page in written 254 to 257, deed no. 138 and for the year 1973.

And whereas, while the said Deedholder Patra son of Late Anshu Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining unsold land measuring 117 decimal i.e. 73 Kathas 12 Chittaks 25 sq. ft. freely and voluntarily granted, conveyed, transferred, given, assigned and received the same with his 2 sons namely Balraj Krishna Patra and Biju Kumar Patra by virtue of deed of gift which was registered in the office of ADRI, District no. 18/11/799 and duly recorded in Book no. 1, volume no. 81, Page in written 180 to 185, Deed no. 4990 and for the year 1974.

And whereas, while Biju K. Patra had been enjoying the right, title, interest and possession of his unrecorded 5 acres share in 777 decimal i.e. measuring about 55.8 decimal i.e. 35 Kathas 14 Chittaks 12.9 sq. ft. lying in Mouza- Banchandrapur, Pargana- Magura, J.L. no.31, R.S. Dag no. 312 under R.S. Khata No. - 122 within P.S. Haridwar, District- 24 Parganas (B) and recorded for same in the L.R. No. 18 in respect of 55 decimal of land vide L.R. Khata no. 388.

And whereas, while Sacha Krishna Patra s/o Late Durbhanga Patra had been enjoying the right, title, interest and possession in respect of his 55.8 decimal i.e. 35 Kathas 06 Chittaks 12.3 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Magura, J.L. no.31, R.S. Dag no. 312, under R.S. Khata No. - 122 within P.S. Haridwar, District- 24 Parganas (B), under K.M.C. Ward No. 142 dated on 11/04/1975, leaving interest behind his wife namely Mrs. Ushaki @ Chaitrali Patra, 2 sons namely Dnyanesh Patra, Subroto @ Subodhish Patra and 2 daughters namely Mrs. Sheetalakshmi, Mrs. Heparshi, Mrs. Soumi Patra @ Manali as his only legal heirs and successors.

And further whereas, while Sri Biju K. Patra and abovesaid 5 legal heirs of Sachakrishna Patra who deceased had been jointly enjoying right, title, interest and possession in respect of their 117 decimal of land i.e. 73 Kathas 12 Chittaks 25 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Magura, J.L. no.31, R.S. Dag no. 312, under R.S. Khata No. - 122 within P.S. Haridwar, District- 24 Parganas (B), under K.M.C. Ward No. 142 a portion of land measuring 1888 sq. ft. i.e. 112 Kathas 02 Chittaks 05 sq. ft. merged with local road for its development work and three physically unad property amount 66 Kathas 11 Chittaks in measurement.

And further whereas, while Sri Biju Kumar Patra had been enjoying right, title, interest and possession in respect of his 50% share of the physically fused land i.e. 55 Kathas 06 chittaks i.e. measuring 34 Kathas 06 chittaks of land in Mouza- Banchandrapur, Pargana- Magura, J.L. no.31, R.S. Dag no. 312, under R.S. Khata No. - 122 within P.S. Haridwar, District- 24 Parganas (B), under K.M.C. Ward No. 142 dated on 14/12/68 and leaving interest behind his wife namely Mrs. Radhadesigera, 2 sons namely Subrotochandra, Tarakshil Patra and 4 daughters namely Mrs. Droupadika, Mrs. Prajapati Patra, Mrs. Manjushree, Mrs. TapatiMandal as his only legal heirs and successors.

And further whereas, while legal heirs of Sachakrishna Patra and legal heirs of Biju K. Patra who deceased had been jointly enjoying right, title, interest and possession in respect of their unad land measuring 55 Kathas 10 Chittaks lying in Mouza- Banchandrapur, Pargana- Magura, J.L. no.31, R.S. Dag no. 312, under R.S. Khata No. - 122 within P.S. Haridwar, District- 24 Parganas, under K.M.C.

EDEN RICHMOND PARCLLIT

Deputed Notary Public, District Magistrate

Rama Paul
RAMA PAUL, Advocate
Alipore Criminal & Judges Court
Kolkata-700 031

Rama Paul

B.A. LL.B. ADVOCATE
ALBORN CRIMINAL & JUDICIAL COURT
KOLKATA-700 037

Residence Chamber
71, Salfinger Lane,
Kolkata-700 031,
7-9 A.M. & 6-10 P.M.

Date

Part No. 144, allowed 2 co-shares or co-owners namely Dakshinam Patra and Sitaram Patra approached and requested their respective shares in an earlier request along to defendant who then each possessing 01 Kathahe altogether 06 Kathas for their set of their respective land areas of extreme North/Western portion of total land area and that the rest 11 co-shares or co-owners have agreed their consent and for the purpose of their said statement, they have demonstrated the said 06 Kathas accordingly.

and further whereas, while the present status is, the Vendors being Dakshinam Patra, Smt. Tridibanti Devi and Smt. Deepshankari have been enjoying the right, title, interest and possession in respect of their 1/7th undivided share in 34 Kathas 05 Chittas i.e. 18 Kathas 11 Chittas 12 sq. ft. of land lying in Mouja- Rautchandrapur, Pargana- Magura, P.S. Formerly Dehala, Jena Thakurpukur and now Thakurpukur, S.S. no. 224, Taluk no. 41681, J.L. no. 31, P.S. Khatun no. 193, R.S. Dag no. 312 corresponding to L.R. Dag no. 680 under L.R. Khatun no. 384 and 1445 in Mouja- Rautchandrapur, Pargana- Magura, P.S. Thakurpukur, Jena Thakurpukur Taluk no. 41681, S.S. no. 224, J.L. no. 31, District- 24 Pargana (B) and decided to sell out and transfer the said land area and the to present vendors i.e. Smt. Deepshankari Ltd. and 20 shares through Limited Companies by virtue of Deed of Conveyance which was registered in the office of A.N.A-1, Kolkata and duly recorded in Book no. 1, Volume no. 19, Page no. 708 to 709, Deed no. 8073 and for the year 2014.

PAGE: 01

Whereas, for all material laws one Dakshinam Patra s/o Late Ashok Kumar Patra and his wife- Chandika K. Patra s/o Late Sarapan Chandra Patra were the joint owners, co-owners and also possessed in respect of their total land measuring 2.67 acres i.e. 141 Kathas 8 Chittas 22 sq. ft. lying in Mouja- Rautchandrapur, Pargana- Magura, P.S. Formerly Dehala Thakurpukur and now Thakurpukur, S.S. no. 224, Taluk no. 416 81, J.L. no. 31, P.S. Khatun no. 193, R.S. Dag no. 312 corresponding to L.R. Dag no. 250 under L.R. Khatun no. 878, 188, 1855, 248, 1440 and within the District 24 Pargana (B).

Whereas, while both of them had been jointly enjoying the right, title, interest and possession in respect of the abovesaid property, they for their better use and enjoyment with separate demarcation and enjoyment, they mutually and amicably partitioned the said property where each of them obtained 50% demarcated share in the said R.S. Dag no. 312 in respect of total landed area of 2.67 acres. Thus, Dakshinam Patra became the owner of 132.5 decimal i.e. 80 Kathas 12 Chittas 12.9 sq. ft. which was physically lying in western portion of the abovesaid Dag and similarly Chandika K. Patra became the owner of 135.5 decimal i.e. 80 Kathas 12 Chittas 12.9 sq. ft. of land which was physically lying in the western portion of the Dag.

And whereas, while said Dakshinam Patra son of Late Ashok Kumar Patra had been enjoying right, title, interest and possession in respect of his undivided total land measuring 132.5 decimal i.e. 80 Kathas 12 Chittas 12.9 sq. ft. sold, conveyed and transferred 10.9 decimal i.e. 10 Kathas of demarcated land to one Ashok Chandra Barua son of Late Suprasannath Barua and Smt. Manika Ghosh, wife of Late Manchandranath Ghosh by virtue of deed of conveyance which was registered in the office of J.S.P. Alipore on 14/01/1973 and duly recorded in Book no. 1, Volume no. 11, Page no. written 264 to 267, deed no. 128 and for the year 1973.

EDER RICHMOND PARK II

[Signature]
Dated: _____
Advocate Patra/Kolkata Region

[Signature]
RAMA PAUL (Advocate)
Albora Criminal & Judicial Court
Kolkata-700 037

Raja Paul

B.A., LL.B. ADVOCATE
CRIMINAL & CIVIL COURT
KOLKATA-700 027

Residence Chamber
71, Seelampur Lane,
Kolkata-700 027.
7-8 A.M. & 8-10 P.M.

Date _____

And whereas, while the said Duddarwar Patra son of Late Anandji Sankar Patra had been enjoying the right, title, interest and possession in respect of his remaining undivided land measuring 117 decimals in 70 Kathas 12 Chittaks 26 sq. ft., freely and voluntarily granted, conveyed, transferred, given, assigned and encumbered the same unto and his 2 sons namely Radha Lalitwar Patra and Bijay Sankar Patra by virtue of deed of gift which was registered in the office of JDSR, District no. 28/11/1984 and duly received a Sale and Release no. 91, Page no. 10001 180 to 186, Dist no. 4897 and for the year 1974.

And whereas, while the said Patra had been enjoying the right, title, interest and possession of his undivided 8 acres share in 117 decimal i.e. remaining about 58.5 decimal i.e. 38 Kathas 10 Chittaks 12.5 sq. ft. being in Mouza- Baruchandrapur, P.S. Haridwar, R.S. Dug no. 112 under R.S. Station No. 122 corresponding to L.R. Dug no. 500, District- 24 Parganas (B) and allotted the same in the L.C.R.O.R. as a part of 38 decimal of land vide L.R. Station no. 500.

And whereas, while Radha Lalitwar Patra s/o Late Duddarwar Patra had been enjoying the right, title, interest and possession in respect of his 58.5 decimal i.e. 38 Kathas 10 Chittaks 12.5 sq. ft. of land being in Mouza- Baruchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dug no. 112, under R.S. Station No. - 122 in District- 24 Parganas (B), District- 24 Parganas (B), under K.M.C. Ward No. 142 and on 11/04/1978 having written P.B. Haridwar, District- 24 Parganas (B), under K.M.C. Ward No. 142 and on 11/04/1978 having written before his wife namely Smt. Chitra @ Chaitany Patra, 2 sons namely Chaitany Patra, Radhinaray @ Koorwarth Patra and 2 daughters namely Smt. Bhagyani/Meenal, Smt. Tapasini, Smt. Smriti Patra @ Meenal as his only legal heirs and successors.


And further whereas, while the said Patra and abovesaid 4 legal heirs of Radhalaratna Patra since deceased had been jointly enjoying the right, title, interest and possession in respect of their 117 decimal of land i.e. 70 Kathas 12 Chittaks 26 sq. ft. of land being in Mouza- Baruchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dug no. 112, under R.S. Station No. - 122 within P.S. Haridwar, District- 24 Parganas (B), under K.M.C. Ward No. 142, a portion of land measuring 1555 sq. ft. i.e. 12 Kathas 10 Chittaks 26 sq. ft. merged with land used for the development work and free privately and property known as Khatwa 10 Chittaks in measurement.

And further whereas, while the said Sankar Patra had been enjoying right, title, interest and possession in respect of his 50% share of the physically divided land i.e. 68 Kathas 10 Chittaks i.e. measuring 38 Kathas 10 Chittaks of land in Mouza- Baruchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dug no. 112, under R.S. Station No. - 122 within P.S. Haridwar, District- 24 Parganas (B), under K.M.C. Ward No. 142 and on 14/12/1980 and having written before his wife namely Smt. Radhalaratna Patra, 2 sons namely Chaitany Patra, Koorwarth Patra and 4 daughters namely Smt. Bhagyani/Meenal, Smt. Tapasini Patra, Smt. Meenal/Meenal, Smt. Tapasini/Meenal as his only legal heirs and successors.

And further whereas, while legal heirs of Radhalaratna Patra and legal heirs of Bijay S. Patra since deceased had been jointly enjoying right, title, interest and possession in respect of their share land measuring 68 Kathas 10 Chittaks being in Mouza- Baruchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dug no. 112, under R.S. Station No. - 122 within P.S. Haridwar, District- 24 Parganas (B), under K.M.C. Ward No. 142, abovesaid 2 co-shares or co-owners namely Radhalaratna Koorwarth Patra and Sankar Patra approached and requested their last co-shares or co-owners namely abovesaid Patra since deceased to partition 68 Kathas i.e. abovesaid 10 Kathas in their set of their respective land share in number South-Western portion of total land area and also for rest 11 decimals in co-owners land.

BIEN RICHMOND PASELLI

Deputed Police-Subsidiary Station


RAJA PAUL, Advocate
Appears Criminal & J. Mag's Court
Kolkata-700 027

Rama Paul

B.A., LL.B. Advocate
ALTERNATE & JUDGE COURT
KOLKATA-700 037

Reference Chamber
71, Bellmour Lane,
Kolkata-700 031.
7-9 A.M. & 8-10 P.M.

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express their demand and for the purpose of their said demands, they have demonstrated the said 80 Kattaka accordingly.

And further whereas while the present owners i.e. widows Smt. Pragnati Patra, Smt. Manojkumari and Smt. Tapati Kumari have been enjoying the right, title, interest and possession in respect of their 1/7th undivided share in 24 Kattaka 05 Chittaka i.e. 14 Kattaka 11 Chittaka 12 sq. ft. of land lying in Mouza- Bancharandrapur, Pargana- Magura, P.S. Formerly Detached Thakurpukur and now Hardiypur, P.S. no. 304, Tang no. 41441, J.L. no. 31, R.R. Khata no. 122, P.S. Dag no. 312, corresponding to L.R. Dag no. 300 under L.R. Khata nos. 388 and 1448, District- 24 Pargana (B) decided to sell and transfer their undivided said portion of land i.e. 14 Kattaka 11 Chittaka 12 sq. ft. appertaining to P.S. Dag no. 312 under R.R. Khata no. 122 corresponding to L.R. Dag no. 300 under L.R. Khata nos. 388 and 1448 in Mouza- Bancharandrapur, Pargana- Magura, P.S. Thakurpukur, now- Hardiypur, Tang no. 41441, P.S. no. 304, J.L. no. 31, District- 24 Pargana (B) and decided to sell and transfer the said land area and the to present owners i.e. Mirk Property Pvt Ltd. and 28 others Private Limited Corporation by virtue of deed of conveyance which was registered in the office of A.R.A. I, Kolkata and duly recorded in Book no. 1, Volume no. 19, Pages from 7061 to 7165, Dated on- 20/11 and for the year 2014.

PART-IV


Whereas, the 40 undivided share was Dikhtar. Datta s/o Late Ashay Kumar Patra and his widow Chandra Bi. Patra s/o Late Narayan Chandra Patra were the joint owners, occupants, seized and possessed in respect of their total land measuring 2.67 acres i.e. 141 Kattaka 0 Chittaka 25 sq. ft. lying in Mouza- Bancharandrapur, Pargana- Magura, P.S. Formerly Detach. thereafter Thakurpukur and now Hardiypur, P.S. no. 304, Tang no. 414 01, J.L. no. 31, R.R. Khata no. 122, P.S. Dag no. 312 corresponding to L.R. Dag no. 300 under L.R. Khata no. 304, 388, 1230, 345, 1446 and under the District 24 Pargana (B).

Whereas while both of them had been jointly enjoying the right, title, interest and possession in respect of the aforesaid property, they for their better use and enjoyment with separate possession and enjoyment, they mutually and amicably purchased the said property where out of their aforesaid 20% undivided share in the said P.S. Dag no. 312 in respect of total landed area of 2.67 acres. Thus, Dikhtar. Patra became the owner of 103.8 decimal i.e. 57 Kattaka 12 Chittaka 12.5 sq. ft. which was physically lying on eastern portion of the aforesaid Dag and similarly Chandra Bi. Patra became the owner of 133.2 decimal i.e. 80 Kattaka 12 Chittaka 12.5 sq. ft. of land which was physically lying on the western portion of the Dag.

And whereas, while said Dikhtar. Patra son of Late Ashay Kumar Patra had been enjoying right, title, interest and possession in respect of his undivided land land measuring 103.8 decimal i.e. 57 Kattaka 12 Chittaka 12.5 sq. ft. said, conveyed and transferred 16.5 decimal i.e. 10 Kattaka of demarcated land to the Smt. Chandra Lakshmi s/o Late Sarvendranath Dasgupta and Smt. Madan Ghosh, wife of Late Raschandra Ghosh by virtue of deed of conveyance which was registered in the office of A.R.A. Alipore on 10/11/1972 and duly recorded in Book no.1, volume no.12, Page no. written 264 to 267, Dated on- 12/11 and for the year 1972.

And whereas, while the said Dikhtar. Patra son of Late Ashay Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining undivided land measuring 137 decimal i.e. 70 Kattaka 12 Chittaka 25 sq. ft., duly and amicably granted, conveyed, transferred, given, assigned and

AGENCY SIGNATURE



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7-9 A.M. & 2-10 P.M.

Date _____

where the same was and the 3 sons namely Radha Krishna Patra and Bala Kumar Patra by virtue of deed of gift which was registered in the office of MOSS, Belur on 28/11/04 and duly recorded in Book no. 11, Page no written 188 to 189, Dated on 28/09/04 and for the year 1974.

And whereas, while Biju Sr. Patra had been enjoying the right, title, interest and possession of the undivided 5 acres share in 117 Acreal in, measuring about 58.5 decimal i.e. 20 Katha 05 Chitrak 12.5 sq. ft. lying in Mouza- Banchandrapur, P.S- Haridwarpur, K.S. Dag no. 312 under R.R. Khata No. 122 corresponding to L.R. Dag no. 300, District- 24 Parganas (M) and recorded his name in the L.R. II B in respect of 58 decimal of land with L.R. Khata No. 308.

And whereas, while Radha Krishna Patra s/o Late Dakshin Patra had been enjoying the right, title, interest and possession in respect of the 58.5 decimal i.e. 20 Katha 05 Chitrak 12.5 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Murgu, J.L. no. 31, K.S. Dag no. 312, under R.R. Khata No. - 122 with P.S- Haridwarpur, District- 24 Parganas (M) under S.M.C. Ward No. 142 dated on 11/04/1975 having interest behind his wife namely Smt. Chandi @ Chhandak Patra, 3 sons namely Bhupal Patra, Balakrish @ Balakrish Patra and 3 daughters namely Smt. Shyama Mukherjee, Smt. Dipakshi, Smt. Shanti Patra @ Shanti as his only legal heirs and successors.

And further whereas, while Sri Biju Sr. Patra and abovesaid 5 legal heirs of Radhakrishna Patra were deceased had been jointly enjoying the right, title, interest and possession in respect of their 117 decimal of land in 10 Katha 12 Chitrak 23 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Murgu, J.L. no. 31, K.S. Dag no. 312, under R.R. Khata No. - 122 with P.S- Haridwarpur, District- 24 Parganas (M) under S.M.C. Ward No. 142 a portion of land measuring 1888 sq. ft. i.e. 21 Katha 12 Chitrak 25 sq. ft. merged with land used for the development work and thus physically said property became 48 Katha 10 Chitrak in measurement.

And further whereas, while Sri Biju Kumar Patra had been enjoying right, title, interest and possession in respect of his 50% share of the physically merged land i.e. 68 Katha 10 Chitrak i.e. measuring 24 Katha 05 Chitrak of land in Mouza- Banchandrapur, Pargana- Murgu, J.L. no. 31, K.S. Dag no. 312, under R.R. Khata No. - 122 with P.S- Haridwarpur, District- 24 Parganas (M) under S.M.C. Ward No. 142 dated on 14/12/98 and having interest behind his wife namely Smt. Kalpana Patra, 3 sons namely Bhupal Patra, Chandrakish Patra and 4 daughters namely Smt. Deepakshi, Smt. Anupama Patra, Smt. Shanti, Smt. Tapaswini as his only legal heirs and successors.

And further whereas, while legal heirs of Radhakrishna Patra and legal heirs of Biju Sr. Patra were deceased had been jointly enjoying right, title, interest and possession in respect of their entire land measuring 68 Katha 10 Chitrak lying in Mouza- Banchandrapur, Pargana- Murgu, J.L. no. 31, K.S. Dag no. 312, under R.R. Khata No. - 122 with P.S- Haridwarpur, District- 24 Parganas (M) under S.M.C. Ward No. 142, abovesaid 3 daughters or co-heirs namely Radhakrishna Patra and Balakrish Patra approached and requested their said co-heirs or co-heirs named above to Arbitrate the said land measuring 68 Katha i.e. abovesaid 68 Katha for their out of their respective land share or shares South-Western portion of land land area and they the said 3 co-heirs or co-heirs have agreed their consent and for the purpose of their said abovesaid, they have demarcated the said 68 Katha accordingly.

And further whereas, while the present owners i.e. namely Smt. Chandi @ Chhandak Patra and Smt. Shanti Patra @ Shanti had been enjoying the right, title, interest and possession in respect of their 2/3rd

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included about 24 Batake 25 Chatake 12 11 Kataba 07 Chatake 01 sq. ft. of land lying in Mouja -
Panchchandropur, Pargana- Mogura, P.S- Formerly Bataba thereafter Thakurpukur and town Haridwarpur, P.S
no. 124, Dargah no. 43871, J.L. no. 31, R.S. Chatake no. 122, R.S. Dargah no. 212, corresponding to L.R. Dargah no.
501 under L.R. Chatake nos. 505 and 1444, District- 24 Parganas (B) decided to sell out and transfer that
undivided said portion of land i.e. 14 Kataba 11 Chatake 12 sq. ft. appertaining to R.S. Dargah no. 212
under R.S. Chatake no. 122 corresponding to L.R. Dargah no. 501 under L.R. Chatake nos. 505 and 1444 to
Mouja- Ramchanderpur, Pargana- Mogura, P.S- Thakurpukur, town- Haridwarpur, Dargah no. 41211, R.S. no.
24, J.L. no. 31, District- 24 Parganas (B) and decided to sell out and transfer the said land area and the
to present owner i.e. Hira Sugars (P) Ltd. and 20 others Private Limited Companies by virtue of Deed of
Conveyance which was registered in the office of A.S.A. 4, Kolkata and duly recorded in Book no. 1,
Volume no. 18, Pages from 6903 to 6909, Deed no. 8082 and for the year 1974.

PART I

Whereas, the all aforesaid cases are Districts Cases and Late Ashray Kumar Patra and his nephew
Chandra K. Patra and Late Mahayan Chandra Patra were the joint owners, co-proprietors and
possessed in respect of their total land measuring 267 decimal i.e. 161 Kataba 8 Chatake 22 sq. feet lying
in Mouja- Panchchandropur, Pargana- Mogura, P.S- Formerly Bataba thereafter Thakurpukur and town
Haridwarpur, P.S no. 124, Dargah no. 410 89, J.L. no. 31, R.S. Chatake no. 122, R.S. Dargah no. 212
corresponding to L.R. Dargah no. 501 under L.R. Chatake nos. 505, 588, 1291, 295, 1444 and under the
District- 24 Parganas (B).


Whereas, while both of them had been jointly enjoying the right, title, interest and possession in respect
of the aforesaid property, they by their letter and voluntary will separate declaration and
assignment, they severally and jointly partitioned the said property where out of them whereas 50%
undivided share in the said R.S. Dargah no. 212 in respect of total land area of 267 acres, then,
Districts Patra became the owner of 133.5 decimal i.e. 80 Kataba 12 Chatake 12 sq. ft. which was
physically lying in eastern portion of the aforesaid Dargah and similarly Chandra K. Patra became the
owner of 133.5 decimal i.e. 80 Kataba 12 Chatake 12 sq. ft. of land which was physically lying in the
western portion of the Dargah.

And whereas, while said Districts Patra son of Late Ashray Kumar Patra had been enjoying right, title,
interest and possession in respect of his undivided land area measuring 133.5 decimal i.e. 80 Kataba 12
Chatake 12 sq. ft. and conveyed and transferred 66.8 decimal i.e. 38 Kataba of detached land to
one Ashis Chandra Dasgupta son of Late Sarvendranath Dasgupta and Scott. Minika Ghosh, wife of Late
Pranabchandra Dasgupta by virtue of deed of conveyance which was registered in the office of A.S.A. 4, Kolkata on
10/01/1973 and duly recorded in Book no. 1, Volume no. 18, Pages in entries 264 to 267, deed no. 128
and for the year 1973.

And whereas, while the said Districts Patra son of Late Ashray Kumar Patra had been enjoying the
right, title, interest and possession in respect of his undivided total land measuring 117 decimal i.e. 70
Kataba 12 Chatake 25 sq. ft., jointly and voluntarily granted, conveyed, transferred, given, assigned and
assigned the said land and his 2 sons namely Pradip Krishna Patra and Shyam Kumar Patra by virtue of
deed of gift which was registered in the office of A.S.A. 4, Kolkata on 28/11/1974 and duly recorded in Book
no. 1, Volume no. 81, Pages in entries 189 to 195, Deed no. 4880 and for the year 1974.

SCENSRICHOND MALLICK

[Original Patra's Cultural Signatory]


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Date _____

And witness, while Dijooy Kr. Patra had been enjoying the right, title, interest and possession of his undivided 3 acres share in 117 decimal i.e. measuring about 58.8 decimal i.e. 58 Katta 04 Chittala 2.5 sq. ft. lying in Mouza- Banchandrapur, P.S- Haridwarpur, R.S. Dag no. 312 under R.S. Khata no. 22 corresponding to L.R. Dag no. 188, District- 24 Parganas (S) and recorded his name in the L.R. S.I. B in respect of 03 decimal of land vide L.R. Khata no. 898.

And witness, while Kuntal Krishna Patra s/o Late Chaitanya Patra had been enjoying the right, title, interest and possession in respect of his 30.4 decimal i.e. 30 Katta 04 Chittala-12.5 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dag no.-311, under R.S. Khata No - 122 vide P.S- Haridwarpur, District- 24 Parganas(S), under K.M.C. Ward No. 142 filed on 27/04/1979 having estate behind his wife namely Mrs. Chaiti @ Chaitanya Patra, 3 sons namely Sijunand Patra, Santanath @ Santanath Patra and 3 daughters namely Smt. MeghalaMeghala, Smt. Tapatiha, Smt. Smita Patra @ Smita as his only legal heirs and successors.

And further witness, while Sri Dijooy Kr. Patra and abovesaid 3 legal heirs of Santanath Patra were deceased had been jointly enjoying the right, title, interest and possession in respect of their 117 decimal of land i.e. 78 Katta 14 Chittala 25 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dag no.-312, under R.S. Khata No - 122 within P.S- Haridwarpur, District- 24 Parganas(S), under K.M.C. Ward No. 142, a portion of land measuring 1888 sq. ft. i.e. 18 Katta 10 Chittala 25 sq. ft. merged with land road for the development work and this plot/land and property Mouza 08 Katta 10 Chittala is reserved.

And further witness, while Sri Sijunand Patra had been enjoying right, title, interest and possession in respect of his 30% share of the physically divided land i.e. 48 Katta 10 Chittala i.e. measuring 34 Katta 08 Chittala of land in Mouza- Banchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dag no.-312, under R.S. Khata No - 122 within P.S- Haridwarpur, District- 24 Parganas(S), under K.M.C. Ward No. 142 and on 14/12/1978 and having estate behind his wife namely Smt. Radhanand Patra, 3 sons namely Santanath Patra, Santanath Patra and 3 daughters namely Smt. Deepakshila, Smt. Bhagwati Patra, Smt. KanchanKanchan, Smt. TapatiMandira as his only legal heirs and successors.

And further witness, when legal heirs of Santanath Patra and legal heirs of Dijooy Kr. Patra were deceased had been jointly enjoying right, title, interest and possession in respect of their entire land measuring 48 Katta 10 Chittala lying in Mouza- Banchandrapur, Pargana- Magura, J.L. no. 31, R.S. Dag no.-312, under R.S. Khata No - 122 within P.S- Haridwarpur, District- 24 Parganas(S), under K.M.C. Ward No. 142, abovesaid 2 co-owners or co-owners jointly Santanath Patra and Sijunand Patra approached and requested their real co-owners or co-owners named above to determine the area with measuring 08 Katta 10 Chittala i.e. altogether 28 Katta 10 Chittala for their one of their respective land area or average South Western portion of total land area and from the rest 11 co-owners or co-owners have agreed their demand and for the purpose of that said abovesaid, they have determined the said 08 Katta accordingly.

And further witness, when the present owner i.e. holder Sri Sijunand Patra had been enjoying the right, title, interest and possession in respect of his undivided 1/3rd undivided share in 34 Katta 08 Chittala i.e. 8 Katta 11 Chittala 25 sq.ft. of land lying in Mouza- Banchandrapur, Pargana- Magura, P.S- Pargana- Benda near Thakurpukur and now Haridwarpur, R.S. no. 304, Dag no. 4188, J.L. no. 31, R.S. Dag no. 312, R.S. Dag no. 312, corresponding to L.R. Dag no. 580 under L.R. Khata no. 580 and

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446, District- 24 Parganas (B) decided to sell out and transfer their undivided share portion of land in 14 Kottaks 11 Chittaks 12 sq. ft. corresponding to R.S. Dag no/ 312 under R.S. Shahan no. 122 corresponding to L.R. Dag no. 553 under LR Khattas nos. 388 and 1440 in Moza- Bamchandrapur, Pargana Moza, P.S. Bhadrachal, now- Bahadrapur. Total no. 43801, R.S. no. 354, J.L. no. 31, District- 24 Parganas (B) and decided to sell out and transfer the said land area and the to private owners i.e. Moha Poochhari and 20 others Private Limited Companies by virtue of Deed of Conveyance which was registered in the office of A.R.A. - I, Kolkata and duly recorded in Book no. 1, Volume no. 10, Page from 1984 to 1911, Deed no. 8071 and for the year 2014.

PART-VI

Whereas, the all material issues are Daddaram Patra s/o Late Anand Kumar Patra and his nephew Chandra Kr. Patra s/o Late Narayan Chandra Patra were the joint owners, occupants and possessed in respect of their total land measuring 407 acres i.e. 161 Kottaks 8 Chittaks 26 sq. feet lying in Moza- Bamchandrapur, Pargana Moza, P.S. Formerly Bahala formerly Bhadrachal and now Bahadrapur, R.S. no. 354, Total no. 416 81, J.L. no. 31, R.S. Khattas no.121, R.S. Dag no. 312 corresponding to L.R. Dag no. 553 under L.R. Khattas no. 388, 389, 1290, 242, 1440 and nos in the District 24 Parganas (B).

Whereas, while both of them had been jointly enjoying the right, title, interest and possession in respect of the abovesaid property, they in their better and prudent ways separate themselves and interests, they mutually and amicably partitioned the said property where each of them obtained 10% separated share in the said R.S. Dag no. 312 in respect of total landed area of 107 acres. Thus, Daddaram Patra became the owner of 111.8 decimal i.e. 80 Kottaks 12 Chittaks 12.8 sq. ft. which was previously lying on various portion of the abovesaid Dag and similarly Chandra Kr. Patra became the owner of 195.2 decimal i.e. 80 Kottaks 12 Chittaks 13.2 sq. ft. of land which was previously lying on the various portion of this Dag.

And whereas, while said Daddaram Patra son of Late Anand Kumar Patra had been enjoying right, title, interest and possession in respect of his recorded land measuring 105.5 decimal i.e. 80 Kottaks 12 Chittaks 12.8 sq. ft. and conveyed and transferred 15.5 decimal i.e. 10 Kottaks of demarcated land to one Anil Chandra Dasgupta son of Late Bhadrachari Dasgupta and son, Mohan Ghosh, s/o of late Purnachandrabhai by virtue of deed of conveyance which was registered in the office of A.R.A. Moza (B) (1) 1978 and duly recorded in Book no. 1, volume no-14, Page in written 264 to 267, Deed no. 128 and for the year 1978.

And whereas, while the said Daddaram Patra son of Late Anand Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining unsplit land measuring 117 decimal i.e. 71 Kottaks 12 Chittaks 26 sq. ft., solely and exclusively gifted, conveyed, transferred, given, assigned and secured the same land and his 2 sons namely Radha Krishna Patra and Moha Kumar Patra by virtue of deed of gift which was registered in the office of A.R.A. Moza (B) (1) 1994 and duly recorded in Book no. 1, volume no. 81, Page in written 186 to 188, District- 24P and for the year 1994.

And whereas, while Moha Kumar Patra had been enjoying the right, title, interest and possession of his undivided 8 acres share in 117 decimal i.e. measuring about 38.5 decimal i.e. 25 Kottaks 05 Chittaks 12.8 sq. ft. lying in Moza- Bamchandrapur, P.S- Bahadrapur, R.S. Dag no. 312 under R.S. Khattas no.

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[Signature]
Company Secretary

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122 corresponding to L.R. Dag no. 880, District- 24 Parganas (M) and recorded his name in the L.R. (L.R) in respect of 50% share of land, viz. L.R. Khata no. 808.

And whereas, while Madhu Krishna Patra s/o Late Chittaranjan Patra had been enjoying the right, title, interest and possession in respect of his 50% share of land, viz. 25 Kathas 08 Chittaks 123 sq. ft. of land lying in Mouza- Banchandrapur, Pargana, Magara, J.I. no.21, R.R. Dag no. 812, under S.B. Khata No. - 122 within P.S- Bardhaman, District- 24 Parganas (M), under K.M.C Ward No. 142 and on 11/04/1978 having written order his wife namely Smt. Chanda D Chakravarti Patra, 2 sons namely Chittaranjan Patra, Subrata D Chittaranjan Patra and 3 daughters namely Smt. Sushilabati, Smt. Gayatri, Smt. Manjira being himself as his only legal heirs and successors.

And further whereas, while Sri Bijay Sr. Patra and whereas 5 legal heirs of Madhuchandra Patra after deceased had been jointly enjoying the right, title, interest and possession in respect of their 11% share of land i.e. 10 Kathas 12 Chittaks 25 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Magara, J.I. no.21, R.R. Dag no. 812, under S.B. Khata No. - 122 within P.S- Bardhaman, District- 24 Parganas (M), under K.M.C Ward No. 142, a portion of land measuring 1883 sq. ft. i.e. 12 Kathas 02 Chittaks 25 sq. ft. merged with local road for no development work and has physically said property become 16 Kathas 12 Chittaks in measurement.

And further whereas, while Sri Bijay Kumar Patra had been enjoying right, title, interest and possession in respect of his 50% share of the physically said land i.e. 25 Kathas 10 Chittaks i.e. measuring 24 Kathas 08 chittaks of land in Mouza- Banchandrapur, Pargana- Magara, J.I. no.21, R.R. Dag no. 812, under S.B. Khata No. - 122 within P.S- Bardhaman, District- 24 Parganas (M), under K.M.C Ward No. 142 and having written order his wife namely Smt. Sankarini Patra, 2 sons namely Chittaranjan Patra, Taraknath Patra and 4 daughters namely Smt. Deepakali, Smt. Pragnati Patra, Smt. Manjira, Smt. Tapati and Smt. as his only legal heirs and successors.

And further whereas, while the present owner Sri Subhasish Ch. Kishore Patra had been enjoying the right, title, interest and possession in respect of the 1/5th undivided share in 24 Kathas 08 Chittaks i.e. 08 Kathas 08 Chittaks 25 sq. ft. of land lying in Mouza- Banchandrapur, Pargana- Magara, J.I. no.21, R.R. Dag no. 812, under S.B. Khata No. - 122 within P.S- Bardhaman, District- 24 Parganas (M), under K.M.C Ward No. 142, decided to hold a decreed land measuring 03 Kathas lying on the south-western portion of the abovesaid total property measuring 68 Kathas 10 Chittaks and transferred the undivided one-fifth share of land i.e. 01 Kathas 10 Chittaks 10 sq. ft. appertaining to R.R. Dag no. 212 under S.B. Khata no. 122 corresponding to L.R. Dag no. 880 under L.R. Khata no. 808 in Mouza- Banchandrapur to present owner i.e. M/s. Properties Ltd. and 20 others Private Limited Companies by virtue of deed of Conveyance which was registered in the office of A.R.A- 1, Kolkata on 26/09/14 and duly recorded in Subreg. 1, Volume no. 15, Pages Nos. 6990 to 6992, Deed no. 8173 and 24 for year 2014.

WITNESSES

Witness, for all material facts are Dattaraj Patra s/o Late Ashok Kumar Patra and his nephew Chandra D. Patra s/o Late Sarajan Chandra Patra were the joint owners, occupants, users and possessed in respect of their total land measuring 247 acres i.e. 161 Kathas 8 Chittaks 25 sq. ft. lying in Mouza- Banchandrapur, Pargana- Magara, P.S. Formerly Bahadur Banchandrapur Thana (now under Bardhaman, R.R. no. 334, Topo no. 415 M.L. J.I. no. 21, S.B. Khata no. 122, R.R. Dag no. 212

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corresponding to L.R. Dag no. 380 under L.R. Khaitan no. 809, 848, 1256, 1265, 1448 and under the District 24 Parganas (B).

Whereas, while both of them had been jointly enjoying the right, title, interest and possession in respect of the abovesaid property, they for their better use and enjoyment with separate intention and agreement, they mutually and amicably partitioned the said property where each of them obtained 50% demarcated share in the said R.O. Dag no. 372 in respect of total landed area of 2.87 acres. Thus, Dakshinam Patra became the owner of 1.535 decimal i.e. 80 Katka 12 Chittala 12.8 sq. ft. which was physically lying in eastern portion of the abovesaid Dag and similarly Chandra Kc. Patra became the owner of 1.335 decimal i.e. 80 Katka 12 Chittala 10.8 sq. ft. of land which was physically lying in the western portion of this Dag.

And whereas, while said Dakshinam Patra son of Late Anand Kumar Patra had been enjoying right, title, interest and possession in respect of his recorded land parcel measuring 1.535 decimal i.e. 80 Katka 12 Chittala 12.8 sq. ft. said, conveyed and transferred 18.8 decimal i.e. 10 Katka of demarcated land to one Ashutosh Chandra Sinha son of Late Sureshchandra Sinha and Smt. Minika Ghosh, wife of Late Pradyumnachandra, by virtue of deed of conveyance which was registered in the office of I.R.O. Alpana on 10/01/1973 and duly recorded in Book no. 1, volume no. 12, Page is written 204 to 205, and for the year 1973.

And whereas, while the said Dakshinam Patra son of Late Anand Kumar Patra had been enjoying the right, title, interest and possession in respect of his remaining undivided land measuring 1.17 decimal i.e. 70 Katka 12 Chittala 21 sq. ft., finally and voluntarily granted, conveyed, transferred, given, assigned and executed the same title and title deed to one Rajendra Kumar Patra and Smt. Alpana Patra by virtue of deed of gift which was registered in the office of A.R.O. Debata on 28/11/1974 and duly recorded in Book no. 1, volume no. 81, Page is written 185 to 186, Deed no. 4999 and for the year 1974.

And whereas, while Dnyan Kc. Patra had been enjoying the right, title, interest and possession of his recorded 8 acres share in 1.17 decimal i.e. measuring about 58.3 decimal i.e. 30 Katka 08 Chittala 11.5 sq. ft. lying in Mirza Bhanudhargur, P.O. Bhandaryan, R.O. Dag no. 312 under R.O. Khaitan no. 122 corresponding to L.R. Dag no. 883, District- 24 Parganas (B) and recorded his name in the L.R. R.O. in respect of 58 decimal of land vide L.R. Khaitan no. 808.

And whereas, while Rajendra Kumar Patra s/o Late Dakshinam Patra had been enjoying the right, title, interest and possession in respect of his 58.3 decimal i.e. 30 Katka 08 Chittala 11.5 sq. ft. of land lying in Mirza Bhanudhargur, Pargana- Mirza, J.L. no. 51, R.O. Dag no. 312, under R.O. Khaitan no. - 122 while P.O. Bhandaryan, District- 24 Parganas (B), under K.M.C. Ward No. 142 and on 11/04/1975 being insolvent sold his title namely Smt. Chitra @ Chaitanya Patra. It was namely Suresh Kumar Patra, Smt. Sushmita @ Sushmita Patra and 3 daughters namely Smt. Meghna/Meghna, Smt. Dnyanika, Smt. Smita Patra @ Meghna as his only legal heirs and assignees.

And further whereas, while Sri Dnyan Kc. Patra and abovesaid 8 legal heirs of Sureshchandra Patra were abovesaid had been jointly enjoying the right, title, interest and possession in respect of their 1.17 decimal of land in 70 Katka 12 Chittala 21 sq. ft. of land lying in Mirza Bhanudhargur, Pargana- Mirza, J.L. no. 51, R.O. Dag no. 312, under R.O. Khaitan No. - 122 while P.O. Bhandaryan, District- 24 Parganas (B), under K.M.C. Ward No. 142, a portion of land measuring 1.535 sq. ft. i.e. 80 Katka 12

CHANDRA K. PATRA


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7-8 A.M. & 5-10 P.M.

Date _____

Particulars of the said land used for its development work and also physically and legally secured to Katala 10 Chitab is mentioned.

And further whereas, while the Bhai Kumar Patra had been enjoying right, title, interest and possession in respect of the 1/8th share of the physically said land i.e. 68 Katala 10 Chitaba i.e. measuring 34 Katala 08 shares of land in Mouza- Banchandrapur, Pargana- Magera, J.L. no. 51, R.S. Dag No. 312, under R.S. Khata No. - 149 within P.S- Haridrupur, District- 24 Parganas, under K.M.C. Ward No. 143 and on 14/12/98 and having received behind his wife namely Mrs. Subhasini Patra, 2 sons namely Pradyumn Patra, Chandrajit Patra and 3 daughters namely Mrs. Trisuptasini, Mrs. Prapti Patra, Mrs. Anantimolai, Mrs. Susmitamolai as his wife legal heirs and successors


And further whereas, while legal heirs of Subhasini Patra and legal heirs of Bhai K. Patra were deceased had been jointly enjoying right, title, interest and possession in respect of their entire land measuring 68 Katala 10 Chitaba lying in Mouza- Banchandrapur, Pargana- Magera, J.L. no. 51, R.S. Dag no. 312, under R.S. Khata No. - 149 within P.S- Haridrupur, District- 24 Parganas, under K.M.C. Ward No. 143, abovesaid 2 co-sharers or co-owners namely Subhasini Patra and Bhai K. Patra approached and requested their son co-owners or co-owners named above to maintain the plan and measuring 68 Katala i.e. altogether 68 Katala for them out of their respective land areas of entire said Katala before of total land area and that the said 11 co-sharers or co-owners have agreed that amount and for the purpose of their said children, they have sanctioned the said 68 Katala amounting

And further whereas, while the present owners i.e. vendors Mrs. Subhasini and Mrs. Dipakini have been enjoying the right, title, interest and possession in respect of their 1/8th fractional share in 68 Katala 10 Chitaba i.e. 11 shares of Katala of land lying in Mouza- Banchandrapur, Pargana- Magera, P.S- Haridrupur District, 24 Parganas and now Haridrupur, R.S. no. 51A, Twp no. - 41001, J.L. no. 51, R.S. Khata no. 122, R.S. Dag no. 312, corresponding to L.R. Dag no. 881, District- 24 Parganas, decided to sell out and transfer their aforesaid and portion of land i.e. 11 shares of Katala amounting to R.S. Dag no. 812 under R.S. Khata no. 122, corresponding to L.R. Dag no. 882 in Mouza- Banchandrapur, Pargana- Magera, P.S- Haridrupur, now Haridrupur, Twp no. - 41001, R.S. no. 51A, J.L. no. 51, District- 24 Parganas (B) to present owners i.e. M/s. Property 12 Ltd. and 20 others through limited companies by virtue of Deed of Conveyance which was registered in the office of A.R.A. 1, Kolkata and copy recorded in book no. 1, Volume no. 78, Page from 7100 to 7110, Deed no. 8000 and on the year 2014.

Thus by virtue of the aforesaid seven Deed of Conveyance being registered in the office of A.R.A. 1, Kolkata all the 21 Companies viz. 1) M/S. PROPERTY PRIVATE LIMITED, 2) M/S. HIRAL COMPLEX PRIVATE LIMITED, 3) M/S. FINANCIAL & SERVICES PRIVATE LIMITED, 4) M/S. HILLTOP PRIVATE LIMITED, 5) M/S. CALISH MARKETING PRIVATE LIMITED, 6) M/S. DYNASTY VANUVA PRIVATE LIMITED, 7) M/S. HUBS ENCLAVE PRIVATE LIMITED, 8) M/S. MUMUKSHU PRIVATE LIMITED, 9) M/S. PUNJAB PROSPECTORS PRIVATE LIMITED, 10) M/S. OLIVER ENCLAVE PRIVATE LIMITED, 11) M/S. STURIA COMPLEX PRIVATE LIMITED, 12) M/S. LARICA TRADECOM PRIVATE LIMITED, 13) M/S. JEEVANTHOP TRADING COMPANY PRIVATE LIMITED, 14) M/S. BANCOON GROUP PRIVATE LIMITED, 15) M/S. ADAS DEALER PRIVATE LIMITED, 16) M/S. MIRA DEALER PRIVATE LIMITED, 17) M/S. SHIBDARSH ENCLAVE PRIVATE LIMITED, 18) M/S. HELIUM CONSTRUCTION PRIVATE LIMITED, 19) M/S. EASTON WHOLESALE PRIVATE LIMITED, 20) M/S. HANSA MARRIAGE PRIVATE LIMITED, 21) M/S. ANAND DISTRIBUTION PRIVATE LIMITED, all companies were

EDEN ROYCHAKI

Deceased Person's Legal Representative


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7-8 A.M. & 8-10 P.M.

Date _____

incorporated under the provisions of the Companies Act, 1956 having their registered office at 17/1
Lansdowne Terrace, Kolkata-700028 because the joint and abetted persons in respect of an area of land
more or less 82 Khatas at Chitaka situated in Mohan-Parachandrapur, Parganas, Nadia, J.P. no. 11,
88 Dug. no. 111, under N.S. Khatas No. - 123 within P.S- Haridwar, District- 24 Puranasahi, under
KOLK. Ward No. 242 and have been presently enjoying the right, title, interest and possession in respect
of the same since then.

DEED REGISTERED AT

Rama Paul

Advocate

Rama Paul

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No. REGN X 859823

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 159623

2. Date of application 12/12/13

3. Search for the year(s) 2014-13

4. Name of office to which the record is to be searched or inspected of date [Signature]

5. Name of person or property to be searched [Signature]

6. Name of document [Signature]

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) or - San chandrapur
Page 112, 113

8. Fees advanced [Signature]

9. Fees paid under Article -
 F(1)(i)
 F(1)(ii)
 F(1)(j)

[Signature]
 Registrar of

100-1000-10000

No. REGN Y - 057723

Receipt for Fees Deposited for Search or Inspection

Serial number of application 58523

Date of application 14/11/13

Search for the patent adv. 13

1. Name of office to which the request is made DPT Bachel

2. Name of person or property to be searched M. Randerdhar

3. Name of document D. D. M. 100

4. Particulars of request to be inspected (name, number, book, volume and page of the case of registered document) R. Paul (M. R.)

5. Fees when received 25/-

6. Fees paid under Article—
 E(D)
 F(H)
 F(G)



OFFICE ADMINISTRATOR

STANDARD NO. 12, 1416 (S. 10) ...
The standard is based on ...

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