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Resi.- 2488 9848

Bar Court : 2479-9335 / 7330

CHAMBER:- ALIPORE JUDGES' COURT

Room No.- 24 (New)

18, Judges' Court Road, Kolkata-700 027

(on weekdays) 10.30 A.M. - 5 P.M.

Residence & Chamber:- PRAMILA APARTMENT

Flat-C & B, Floor- 3rd, 56/9, Ho-Chi-Min Sarani,

Biren Roy Road (West), Paris Para,

(Opp. to Vivekananda Club), Kolkata-700 008

Panel Lawyer for :

- Indian Bank
- Eastern Railway
- C.E.S.C. Ltd.
- South Eastern Rly.
- Canara Bank
- Metro Rly
-

DTC/25-26/01

Ref. No.....To,.....

Dated:

Dated.....9.7.25.....

DTC GROUP

Kolkata

TITLE SEARCH REPORT

SUB: - ALL THAT piece and parcel of land measuring **540.66 Decimals equivalent to 327.0993 Cottahs** comprised in R.S. and L.R. Dag No.S.854 (P), 855, 856, 864, 865, 866, 867 (P) and 868 (P) at Mouza Hatishala, J.L.No.09, P.S. Kolkata Leather Complex, District South 24 Parganas, under Beonta II Gram Panchayat (**the said Property**)

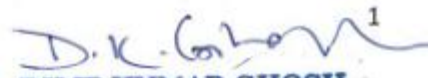
- i. R.S. and L.R. Dag No.851(P) (9.58 Decimals out of 0.22 Acre) - classification RASTA
- ii. R.S. and L.R. Dag No.854(P) (29.21 Decimals out of 0.4 Acre) - classification SALI
- iii. R.S. and L.R. Dag No.855(40.72 Decimals out of 0.41 Acre) - classification SALI
- iv. R.S. and L.R. Dag No.856 (14 Decimals out of 0.14 Acre) - classification SALI
- v. R.S. and L.R. Dag No.864(187 Decimals out of 1.87 Acre) - classification - PUKUR PAR
- vi. R.S. and L.R. Dag No.865(156 Decimals out of 1.56 Acre) - classification PUKUR-
- vii. R.S. and L.R. Dag No.866 (15.00 Decimals out of 0.15 Acre) - classification SALI-
- viii. R.S. and L.R. Dag No.867(P) (64 Decimals out of 1.20 Acre)- classification SALI
- ix. R.S. and L.R. Dag No.868(P) (25.15 Decimals out of 0.29 Acre) - classification PATH

PRESENT OWNER OF R.S. & L.R DAG NO.851:

1. **Amit Ghosh** son of Tapan Ghosh
2. **Sambit Basu** son of Sabyasachi Basu.

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.851: -

1. Warisan certificate dated 23.05.2023 of **SUKUR ALI SAPUI**.
2. Warrisan Certificate dated 23.05.2023 of **SAFED ALI SANPUI**
3. Warisan Certificate of **JOHAR ALI SAPUI** son of deceased Charoar Sanpui
4. Sale Deed dated 13.05.2022, recorded in Book No. I, being no.4448 for the year 2022 and registered in the office of A.D.S.R., Bhangore, South24 Parganas



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5. Revisional Receipts dated 27.04.2023 in the name of Johar Ali Sanpui vide Khatian No.1221 and Revisional Receipts dated 27.04.2023 in the name of Panchdev Kumar Shaw vide Khatian No.3384.
6. Bengali Sale Deed No.114 for the year,1958 (volume No.I, Pages 196 to 199) registered at Joint Sub-Registrar at Deganga at Bhangore.
7. Sale Deed dated 10.12.2010, recorded in Book No. I, CD Volume No.17, Page from 2163 to 2183, being no. **08950** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas.
8. Sale Deed dated 10.12.2010, recorded in Book No. I, being no.**08951** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas.
9. Sale Deed dated 10.12.2010, recorded in Book No. I, being no.**08952** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas.
10. L.R. Record of Rights
11. Sale Deed dated 20.09.2023 registered in Book No.I, being **Deed No.2891** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
12. Sale Deed dated 15.12.2023 registered in Book No.I, being **Deed No.3819** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
13. Sale Deed dated 15.12.2023 registered in Book No.I, being **Deed No.3820** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
14. Joint Development Agreement dated 15.12.2023 recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.
15. Development Power of Attorney dated 19.12.2023 recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.851:

WHEREAS one Sukur Ali Sapui was the owner of land admeasuring 4.188 decimals in R.S. Dag No.851 at Mouza Hatishala and he died intestate on 19.05.1997 leaving behind his wife Baharjan Bibi, one son Serajul Islam Sapui and one married daughter Ferdosi Molya, who all inherited undivided shares or interests in the 4.188 decimals more or less of land in R.S. Dag No.851 at Mouza Hatishala under Muslim Law of Inheritance and a Warisan certificate dated 01.06.2006 was issued by the concerned Panchayat in support thereof.

AND WHEREAS by a Sale Deed dated 10.12.2010, recorded in Book No. I, CD Volume No.17, Page from 2163 to 2183, being no. **08950** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas, the said Baharjan Bibi alias Bahajan Sapui, Serajul Islam Sapui and Ferdosi Molya


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sold transferred and conveyed 4.188 decimals more or less of land in R.S. & L.R. Dag No.851 at Mouza Hatishala under L.R. Khatian No.776 in favour of **M/S PANCHDEV CONSTRUCTION PVT. LTD**, for the consideration therein mentioned.

AND WHEREAS one Rupjan Bibi was the owner of land admeasuring 0.72935 decimals in R.S. Dag No.851 at Mouza Hatishala and she died intestate leaving behind her three sons Md. Rostam Molla, Md. Lalmia Molla, Md. Khosbabu Molla and three daughters Chhalahar Bibi, Achaya Bibi, Hachina Bibi, who all inherited undivided shares or interests in the **0.72935 decimals of land** in R.S. Dag No.851 at Mouza Hatishala under Muslim Law of Inheritance and a Warisan certificate dated 01.05.2009 was issued by the concerned Panchayat in support thereof.

AND WHEREAS by a Sale Deed dated 25.03.2003, recorded in Book No. I, **Being No.3092** for the year 2004 and registered in the office of A.D.S.R., Bhangore, South 24 Parganas the said Md. Rostam Molla, Md. Lalmia Molla, Md. Khosbabu Molla Chhalahar Bibi, Achaya Bibi, Hachina Bibi sold transferred and conveyed **0.72935 decimals of land** in R.S. & L.R. Dag No.855 at Mouza Hatishala in favour of Serajul Islam Sapui, for the consideration therein mentioned.

AND WHEREAS by a Sale Deed dated 10.12.2010, recorded in Book No. I, being no.**08951** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas, the said Serajul Islam Sapui sold transferred and conveyed **0.21 decimals** of land in R.S. Dag No.851 under L.R. Khatian No.776 at Mouza Hatishala in favour of **M/S PANCHDEV CONSTRUCTION PVT. LTD**, for the consideration therein mentioned.

AND WHEREAS the said Safed Ali Sapui died intestate leaving behind his legal heirs Saokot Ali Sanpui, Ohab Ali Sanpui, Akhlima Molla, Muriyam Molla, Parijan Bibi, who all inherited undivided shares or interests in the **inherited 1.46 decimals more or less** of land in R.S. & L.R. Dag No.851 at Mouza Hatishala under Muslim Law of Inheritance and a Warisan certificate dated 06.01.2005 was issued by the concerned Panchayat in support thereof.

AND WHEREAS by a Sale Deed dated 10.12.2010, recorded in Book No. I, being no.**08952** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas, the said Saokot Ali Sanpui, Ohab Ali Sanpui, Akhlima Molla, Muriyam Molla, Parijan Bibi sold transferred and conveyed **more or less 1.46 decimals of land** in R.S. & L.R. Dag No.851 under L.R. Khatian No.776 at Mouza Hatishala in favour of **M/S PANCHDEV CONSTRUCTION PVT. LTD**, for the consideration therein mentioned. The sale was confirmed by Serajul Islam Sapui as being an occupier since 1979.

AND WHEREAS pursuant to such purchase, the said **M/S PANCHDEV CONSTRUCTION PVT. LTD**, caused its name mutated the present Record of Rights under L.R. Khatian No.3384 to the extent of **0.586 acre** in R.S. & L.R. Dag No.851 at Mouza Hatishala.

AND WHEREAS the said **M/S PANCHDEV CONSTRUCTION PVT. LTD**, sold the said land admeasuring **5.86 decimal** to **Sambit Basu** by registered Sale Deed dated 15.12.2023 registered in

Book No.I, being **Deed No.3819** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

WHEREAS as per Record of Rights under the Revisional Settlement one Ahammad Sanpui alias Hayat Ali Sapui was the sole and absolute owner of 06 decimals of land in R.S. Dag No.851 under R.S. Khatian No.776.

AND WHEREAS the said Ahammad Sanpui died intestate leaving behind his one son Chhabbat Ali Sanpui and Four daughters namely Rachima Bibi, Nurjahan Bibi, Himuljan Bibi and Khodeja Bibi, who all inherited undivided shares or interests in the said 06 decimals of land in R.S. Dag No.851 under R.S. Khatian No.776 under Muslim Law of Inheritance, under which the said Chhabbat Ali Sapui inherited **02 decimals** of land in R.S. Dag No.851 under R.S. Khatian No.776 and each of the said Rachhima Bibi, Nurjahan Bibi, Himuljan Bibi and Khodeja Bibi inheriting **01** decimals (more or less) of land in R.S. Dag No.851 under R.S. Khatian No.776 under Mouza Hatishala within the local limits of the Beonta No.II, Gram Panchayat, District South 24 Parganas, P.S. Bhangore now at present Kolkata Leather Complex,.

AND WHEREAS the said CHHABBAT ALI SAPUI out of his undivided share of 02 decimals of land sold **02 Decimal** land to **Sambit Basu** by registered Sale Deed dated 20.09.2023 registered in Book No.I, being **Deed No.2891** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS one Md. Johar Ali Sapui by way of inheritance acquired **1.88 decimals** of land in R.S. & L.R. Dag No.851 under R.S. Khatian No.776 at Mouza Hatishala, J. L. No.9 under P.S. Kolkata leather Complex, District South 24 Parganas.

AND WHEREAS the said Johar Ali Sapui died intestate leaving behind his wife Rahila Bibi and his son Md. Osman Ali as his legal heirs, both of whom inheriting undivided shares or interests in the **1.88 decimals** of land in R.S. & L.R. Dag No.851 at Mouza Hatishala under Muslim Law of Inheritance.

AND WHEREAS by a Sale Deed dated 13.05.2022, recorded in Book No. 1, being no.4448 for the year 2022 and registered in the office of A.D.S.R., Bhangore, South 24 Parganas, the said Md. Osman Ali Sapui and Rahila Bibi jointly sold transferred and conveyed the said **1.88 decimals of land** in R.S. & L.R. Dag No.851 under L.R. Khatian No.776 at Mouza Hatishala in favour of **M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD**, for the consideration therein mentioned.

AND WHEREAS the said **M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD.** sold the said land admeasuring **1.88 decimal** to **Amit Ghosh** by registered Sale Deed dated 15.12.2023 registered in Book No.I, being **Deed No.3820** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS the said **Sambit Basu** and **Amit Ghosh** being the owner of their proportionate share of land in RS & LR Dag no. 851, with a view to develop their land, jointly entered into one registered


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Joint Development Agreement dated 15.12.2023 with **DTC Projects Pvt. Ltd.** as the Developer therein, which was duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Sambit Basu and Amit Ghosh** jointly executed one Development Power of Attorney dated 19.12.2023 in faovour of **DTC Projects Pvt. Ltd.** which was duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

PRESENT OWNER OF R.S. & L.R DAG NO.854:

1. **Amit Ghosh** son of Tapan Ghosh
2. **Sambit Basu** son of Sabyasachi Basu.

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.854: -

16. R.S. Parcha of R.S. Dag No.854.
17. Fariaznama of Ahammad Sanpui alias Hayat Ali dated 11.06.2012.
18. Revisional Receipts dated 27.04.2023 in the name of Chabbat Ali Sapui vide Khatian No.788.
19. Sale Deed dated 9th July,2012 and registered vide Deed No.6305 for the year,2012 at the Office of ARA-I, Kolkata.
20. Sale Deed dated 8th October,2012 and registered vide Deed No.9400 for the year,2012 at the Office of ARA-I, Kolkata.
21. Sale Deed dated 8th October,2012 and registered vide Deed No.9401 for the year,2012 at the Office of ARA-I, Kolkata.
22. Sale Deed dated 16th October 2015 and registered vide Deed No.8368 for the year,2015 at the Office of ARA-I, Kolkata.
23. Sale Deed registered on 02.03.2023 registered in Book No.I, being Deed No.1773 for the year,2023 registered at the Office of ARA-I, Kolkata.
24. Sale Deed registered on 08.03.2023 registered in Book No.I, being Deed No.1931 for the year,2023 registered at the Office of ARA-I, Kolkata
25. Sale Deed registered on 08.03.2023 registered in Book No.I, being Deed No.1932 for the year,2023 registered at the Office of ARA-I, Kolkata
26. Sale Deed registered on 09.03.2023 registered in Book No.I, being Deed No.1970 for the year,2023 registered at the Office of ARA-I, Kolkata
27. L.R. Record of Rights.
28. Sale Deed dated 20.09.2023 registered in Book No.I, being **Deed No.2891** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas

29. Joint Development Agreement dated 15.12.2023 recorded in Book No.I, Volume no. 1602-2023, pages 654520 - 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.
30. Development Power of Attorney dated 19.12.2023 recorded in Book No.I, Volume no. 1602-2024, pages 1684 - 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.
31. Deed of Conveyance dated 04.12.2024, recorded in Book No.I, being **Deed No. 160412588** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas
32. Deed of Conveyance dated 04.12.2024 recorded in Book No.I, being **Deed No. 160412591** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas
33. Joint Development Agreement dated 04.12.2024 duly recorded in Book No.I, Volume no. 1604-2024, pages 362965 - 363006, being **Deed No. 160412600** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas
34. Development Power of Attorney dated 04.12.2024 duly recorded in Book No.I, Volume no. 1604-2024, pages 362813 - 362830, being **Deed No. 160412602** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas.


DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.854:

WHEREAS as per Record of Rights under the Revisional Settlement one Ahammad Sanpui alias Hayat Ali Sapui was the sole and absolute owner of 40 decimals of land in R.S. Dag No.854 under R.S. Khatian No.776.

AND WHEREAS the said Ahammad Sanpui died intestate leaving behind his one son Chhabbat Ali Sanpui and Four daughters namely Rachima Bibi, Nurjahan Bibi, Himuljan Bibi and Khodeja Bibi, who all inherited undivided shares or interests in the said 40 decimals of land in R.S. Dag No.854 under R.S. Khatian No.776 under Muslim Law of Inheritance, under which the said Chhabbat Ali Sapui inherited **13.32 decimals** of land in R.S. Dag No.854 under R.S. Khatian No.776 and each of the said Rachhima Bibi, Nurjahan Bibi, Himuljan Bibi and Khodeja Bibi inheriting **6.67** decimals (more or less) of land in R.S. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala within the local limits of the Beonta No.II, Gram Panchayat, District South 24 Parganas, P.S. Bhangore now at present Kolkata Leather Complex,

AND WHEREAS by a Sale Deed dated 9th July,2012 and registered vide **Deed No.6305** for the year,2012 at the Office of ARA-I, Kolkata, the said Khodeja Bibi sold transferred and conveyed a **demarcated area of 6.66 decimals** in R.S. & L.R. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of one **M/S KAMNA MARKETING PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by a Sale Deed dated 8th October,2012 and registered vide **Deed No.9400** for the year,2012 at the Office of ARA-I, Kolkata, the said Rachima Bibi THROUGH her registered constituted


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attorney Mahibar Molla appointed under a registered Power of Attorney dated 17.09.2012 in Book No.IV, vide Deed No.212 for the year,2012 at the Office of ADSR, Bhangore, South 24 Parganas sold transferred and conveyed a **demarcated area of 6.67 decimals** in R.S. Dag & L.R. No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of one **M/S BHAGWATI INFRACON PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.


AND WHEREAS by a Sale Deed dated 8th October,2012 and registered vide **Deed No.9401** for the year,2012 at the Office of ARA-I, Kolkata, the said Himuljan Bibi sold transferred and conveyed a **demarcated area of 6.66 decimals** in R.S. & L.R. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of one **M/S PARAMSUKH DEVELOPERS PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by a Sale Deed dated 16th October 2015 and registered vide **Deed No.8368** for the year,2015 at the Office of ARA-I, Kolkata, the said Nurjahan Molya Bibi sold transferred and conveyed a **demarcated area of 6.67 decimals** in R.S. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of one **M/S MAAKALI TIMBER & PLY CENTRE**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS subsequently by a Sale Deed registered on 02.03.2023 registered in Book No.I, being **Deed No.1773** for the year,2023 registered at the Office of ARA-I, Kolkata, the said **M/S KAMNA MARKETING PRIVATE LIMITED** sold transferred and conveyed a **demarcated area of 6.67 decimals** in R.S. & L.R. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of **M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS subsequently by a Sale Deed registered on 08.03.2023 registered in Book No.I, being **Deed No.1931** for the year,2023 registered at the Office of ARA-I, Kolkata, the said **BHAGWATI INFRACON PRIVATE LIMITED** sold transferred and conveyed a **demarcated area of 6.67 decimals** in R.S. & L.R. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of **M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS subsequently by a Sale Deed registered on 08.03.2023 registered in Book No.I, being **Deed No.1932** for the year,2023 registered at the Office of ARA-I, Kolkata, the said **M/S PARAMSUKH DEVELOPERS PRIVATE LIMITED** sold transferred and conveyed a **demarcated area of 6.66 decimals** in R.S. & L.R. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of **M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.


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AND WHEREAS subsequently by a Sale Deed registered on 09.03.2023 registered in Book No.I, being **Deed No.1970** for the year,2023 registered at the Office of ARA-I, Kolkata, the said **M/S MAAKALI TIMBER & PLY CENTRE** sold transferred and conveyed a **demarcated area** of **6.67 decimals** in R.S. & L.R. Dag No.854 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas in favour of **M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.


AND WHEREAS pursuant to aforesaid the said **M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED** is the sole and absolute owner of undivided share of **26.67 decimals** of land out of 40 decimals of land in R.S. Dag No.854 under Mouza Hatishala District South 24 Parganas.

AND WHEREAS the said **M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED** sold transferred conveyed **26.67 decimal more or less** of land out of 40 decimals of land in R.S. and L.R. Dag No.854 under Mouza Hatishala District South 24 Parganas, by virtue of two registered Deed of Conveyance both dated 04.12.2024, one is recorded in Book No.I, being **Deed No. 160412588** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas and another is recorded in Book No.I, being **Deed No. 160412591** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas in favour of Amit Ghosh..

AND WHEREAS pursuant to aforesaid the said **CHHABBAT ALI SAPUI** is the sole and absolute owner of undivided share of **13.32 decimals more or less** of land out of 40 decimals of land in R.S. and L.R. Dag No.854 under Mouza Hatishala District South 24 Parganas who's name by inadvertence is mutated in the concerned B.L.& L.R.O. under L.R. Khatian No.788 for the entire 40 decimals of land.

AND WHEREAS the said **CHHABBAT ALI SAPUI** out of his undivided share of 13.33 decimals of land sold **13.33 Decimal** land to **Sambit Basu** by registered Sale Deed dated 20.09.2023 registered in Book No.I, being **Deed No.2891** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS the said **Sambit Basu** after becoming the absolute owner of his share of land in R.S. & L.R. Dag no. 854, with a view to develop a portion of land measuring **6.28 decimal** out of his proportionate share of land in Dag no. 854, entered into one registered Joint Development Agreement dated 15.12.2023 with **DTC Projects Pvt. Ltd.** as the Developer therein, which was duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 - 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Sambit Basu** executed one Development Power of Attorney dated 19.12.2023 in faovour of **DTC Projects Pvt. Ltd.** which was duly recorded in Book No.I, Volume no.


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1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.


AND WHEREAS the said **Amit Ghosh** and **Sambit Basu** after becoming the absolute owner of entire land in R.S. & L.R. Dag no. 854, with a view to develop a portion of land measuring **22.93 decimal** more or less out of their remaining share of land in R.S. & L.R. Dag no. 854 entered into one registered Joint Development Agreement dated 04.12.2024 with **DTC Projects Pvt. Ltd.** as the Developer therein, which was duly recorded in Book No.I, Volume no. 1604-2024, pages 362965 – 363006, being **Deed No. 160412600** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Amit Ghosh** and **Sambit Basu** further executed one Development Power of Attorney dated 04.12.2024 in faovour of **DTC Projects Pvt. Ltd.** which was duly recorded in Book No.I, Volume no. 1604-2024, pages 362813 – 362830, being **Deed No. 160412602** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas.

PRESENT OWNERS OF R.S. & L.R DAG NO.855:

1. **Amit Ghosh** son of Tapan Ghosh
2. **Sambit Basu** son of Sabyasachi Basu.

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.855: -

1. R.S. Parcha of R.S. Dag No.855.
2. Warisan Certificate dated 23.05.2023 of Charoar Sanpui.
3. Fariaznama dated 24.05.2023 of Charoar Sanpui.
4. Warisan certificate dated 23.05.2023 of SUKUR ALI SAPUI.
5. Warrisan Certificate dated 23.05.2023 of **SAFED ALI SANPUI**
6. Warisan Certificate of **JOHAR ALI SAPUI** son of deceased Charoar Sanpui
7. Bengali Sale Deed No.114 for the year,1958 (volume No.I, Pages 196 to 199) registered at Joint Sub-Registrar at Deganga at Bhangore.
8. Sale Deed dated 10.12.2010, recorded in Book No. I, CD Volume No.17, Page from 2163 to 2183, being no. **08950** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas.
9. Warisan certificate of Rupjan Bibi.
10. Sale Deed dated 25.03.2003, recorded in Book No. I, **Being No.3092** for the year 2004 and registered in the office of A.D.S.R., Bhangore, South 24 Parganas.


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11. Sale Deed dated 10.12.2010, recorded in Book No. I, being no.08951 for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas.
12. Sale Deed dated 10.12.2010, recorded in Book No. I, being no.08952 for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas.
13. Sale Deed dated 13.05.2022, recorded in Book No. I, being no.4448 for the year 2022 and registered in the office of A.D.S.R., Bhangore, South24 Parganas
14. Revisional Receipts dated 27.04.2023 in the name of Johar Ali Sanpui vide Khatian No.1221 and Revisional Receipts dated 27.04.2023 in the name of Panchdev Kumar Shaw vide Khatian No.3384.
15. L.R. Record of Rights
16. Sale Deed dated 15.12.2023 registered in Book No.I, being **Deed No.3819** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
17. Sale Deed dated 15.12.2023 registered in Book No.I, being **Deed No.3820** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
18. Joint Development Agreement dated 15.12.2023 recorded in Book No.I, Volume no. 1602-2023, pages 654520 - 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.
19. Development Power of Attorney dated 19.12.2023 recorded in Book No.I, Volume no. 1602-2024, pages 1684 - 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.855:

WHEREAS as per Record of Rights under the Revisional Settlement one Charoar Sapui was the sole and absolute owner of **31 decimals** of land in R.S. Dag No.855 under R.S. Khatian No.776 under Mouza Hatishala AND one Beslal Kanji was the sole and absolute owner of **10 decimals** of land in R.S. Dag No.855 under R.S. Khatian No.624.

AND WHEREAS the said Charoar Sapui died intestate leaving behind his wife namely Khatunjan Bibi and three sons namely **Safed Ali Sapui, Shukur Ali Sapui and Johar Ali Sapui** and three daughters namely **Rupjan Bibi, Johora Bibi and Chakina Bibi**, who all inherited undivided shares or interests in the said 31 decimals of land in R.S. Dag No.855 under R.S. Khatian No.776 under Mouza Hatishala District South 24 Parganas under Muslim Law of Inheritance And subsequently after the demise of the said Khatunjan Bibi, each of the said Safed Ali Sapui, Shukur Ali Sapui and Johar Ali Sapui got entitled to an area of **6.888 decimals** of land in R.S. Dag No.855 under R.S. Khatian No.776 by way of inheritance under Muslim of Inheritance and each of the said Rupjan Bibi, Johora Bibi and Chakina Bibi got entitled to an area of **3.444 decimals** of land in R.S. Dag No.855 under R.S. Khatian No.776 by way of inheritance under Muslim of Inheritance.

AND WHEREAS before the Revisional Settlement, by a Bengali **Sale Deed No.114** for the year,1958 (volume No.I, Pages 196 to 199) registered at Joint Sub-Registrar at Deganga at Bhangore, the said

Sukur Ali Sapui purchased **10 decimals** of land in R.S.Dag No.855 under Mouza Hatishala from the said Beslal Kanji who was a recorded owner in **C.S. Dag No.805, then R.S.Dag No.855** under R.S. Khatian No.624 under Mouza Hatishala, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by a Bengali Sale Deed registered at Joint Sub-Registrar at Deganga at Bhangore, the said Sukur Ali Sapui further purchased **3.3906 decimals** of land in R.S.Dag No.855 under Mouza Hatishala from his sister Johara Bibi, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said Sukur Ali Sapui died intestate on 19.05.1997 leaving behind his wife Baharjan Bibi, one son Serajul Islam Sapui and one married daughter Ferdosi Molya, who all inherited undivided shares or interests in the 20.2786 decimals more or less of land in R.S. Dag No.855 at Mouza Hatishala under Muslim Law of Inheritance and a Warisan certificate dated 01.06.2006 was issued by the concerned Panchayat in support thereof.

AND WHEREAS by a Sale Deed dated 10.12.2010, recorded in Book No. I, CD Volume No.17, Page from 2163 to 2183, being no. **08950** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas, the said Baharjan Bibi alias Bahajan Sapui, Serajul Islam Sapui and Ferdosi Molya sold transferred and conveyed 20.1718 decimals more or less of land in R.S. & L.R. Dag No.855 at Mouza Hatishala under L.R. Khatian No.776 in favour of **M/S PANCHDEV CONSTRUCTION PVT. LTD**, for the consideration therein mentioned.

AND WHEREAS the said Rupjan Bibi died intestate leaving behind her three sons Md. Rostam Molla, Md. Lalmia Molla, Md. Khosbabu Molla and three daughters Chhalahar Bibi, Achaya Bibi, Hachina Bibi, who all inherited undivided shares or interests in the **3.9375 decimals of land** in R.S. Dag No.855 at Mouza Hatishala under Muslim Law of Inheritance and a Warisan certificate dated 01.05.2009 was issued by the concerned Panchayat in support thereof.

AND WHEREAS by a Sale Deed dated 25.03.2003, recorded in Book No. I, **Being No.3092** for the year 2004 and registered in the office of A.D.S.R., Bhangore, South 24 Parganas the said Md. Rostam Molla, Md. Lalmia Molla, Md. Khosbabu Molla Chhalahar Bibi, Achaya Bibi, Hachina Bibi sold transferred and conveyed **3.9375 decimals of land** in R.S. & L.R. Dag No.855 at Mouza Hatishala in favour of Serajul Islam Sapui, for the consideration therein mentioned.

AND WHEREAS by a registered Sale Deed the said Chhakina Bibi sold transferred and conveyed **1.1800 decimals** of land out of inherited 3.44 decimals in R.S. Dag No.855 at Mouza Hatishala in favour of Serajul Islam Sapui, for the consideration therein mentioned.

AND WHEREAS by a Sale Deed dated 10.12.2010, recorded in Book No. I, being no.**08951** for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas, the said Serajul Islam Sapui sold

transferred and conveyed **4.9075 decimals** of land in R.S. Dag No.855 under L.R. Khatian No.776 at Mouza Hatishala in favour of **M/S PANCHDEV CONSTRUCTION PVT. LTD**, for the consideration therein mentioned.

AND WHEREAS the said Safed Ali Sapui died intestate leaving behind his legal heirs Saokot Ali Sanpui, Ohab Ali Sanpui, Akhlima Molla, Muriyam Molla, Parijan Bibi, who all inherited undivided shares or interests in the **inherited 6.888 decimals more or less** of land in R.S. & L.R. Dag No.855 at Mouza Hatishala under Muslim Law of Inheritance and a Warisan certificate dated 06.01.2005 was issued by the concerned Panchayat in support thereof.

AND WHEREAS by a Sale Deed dated 10.12.2010, recorded in Book No. I, being no.08952 for the year 2010 and registered in the office of D.S.R.-III, South24 Parganas, the said Saokot Ali Sanpui, Ohab Ali Sanpui, Akhlima Molla, Muriyam Molla, Parijan Bibi sold transferred and conveyed **6.888 decimals more or less** in R.S. & L.R. Dag No.855 under L.R. Khatian No.776 at Mouza Hatishala in favour of **M/S PANCHDEV CONSTRUCTION PVT. LTD**, for the consideration therein mentioned. The sale was confirmed by Serajul Islam Sapui as being an occupier since 1979.

AND WHEREAS pursuant to such purchase, the said **M/S PANCHDEV CONSTRUCTION PVT. LTD**, caused its name mutated the present Record of Rights under L.R. Khatian No.3384 to the extent of **0.32 acre** in R.S. & L.R. Dag No.855 at Mouza Hatishala.


AND WHEREAS the said **M/S PANCHDEV CONSTRUCTION PVT. LTD**, sold the said land admeasuring **32 decimal** to **Sambit Basu** by registered Sale Deed dated 15.12.2023 registered in Book No.I, being **Deed No.3819** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS the name of the said Johar Ali Sapui appears in the present record of rights for an area of 0.09 acre out of 0.41 acre under L.R. Khatian No.1221.

AND WHEREAS one Md. Johar Ali Sapui by way of inheritance acquired **6.888 decimals** of land in R.S. & L.R. Dag No.855 under R.S. Khatian No.776 at Mouza Hatishala, J. L. No.9 under P.S. Kolkata leather Complex, District South 24 Parganas.

AND WHEREAS the said Johar Ali Sapui died intestate leaving behind his wife Rahila Bibi and his son Md. Osman Ali as his legal heirs, both of whom inheriting undivided shares or interests in the **6.888 decimals** of land in R.S. & L.R. Dag No.855 at Mouza Hatishala under Muslim Law of Inheritance.

AND WHEREAS by a Sale Deed dated 13.05.2022, recorded in Book No. I, being no.4448 for the year 2022 and registered in the office of A.D.S.R., Bhangore, South24 Parganas, the said Md. Osman Ali Sapui and Rahila Bibi jointly sold transferred and conveyed the said **8.72 decimals of land** in R.S. & L.R. Dag No.855 under L.R. Khatian No.776 at Mouza Hatishala in favour of **M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD**, for the consideration therein mentioned.


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AND WHEREAS the said **M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD.** sold the said land admeasuring **8.72 decimal** to **Amit Ghosh** by registered Sale Deed dated 15.12.2023 registered in Book No.I, being **Deed No.3820** for the year,2023 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

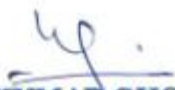
AND WHEREAS the said **Sambit Basu** and **Amit Ghosh** being the owner of their proportionate share of land in RS & LR Dag no. 855, with a view to develop their land admeasuring 40.72 Decimal in RS & LR Dag no. 855, jointly entered into one registered Joint Development Agreement dated 15.12.2023 with **DTC Projects Pvt. Ltd.** as the Developer therein, which was duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Sambit Basu and Amit Ghosh** jointly executed one Development Power of Attorney dated 19.12.2023 in faovour of **DTC Projects Pvt. Ltd.** which was duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

PRESENT OWNER OF R.S. & L.R DAG NO.856:

1. **Amit Ghosh** son of Tapan Ghosh

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.856: -

1. R.S. Parcha of R.S. Dag No.856.
2. Bengali Sale Deed being Sale Deed Registered Sale Deed No.2784 of 1973 registered at the Office of Sub-Registrar, Bhangore .
3. Sale Deed dated 24.12.2021, recorded in Book No. I, Volume No.1621-2021, Page from 262903 to 262931, being no.162108347 for the year 2021 and registered in the office of A.D.S.R., BHANGAR, South24 Parganas.
4. L.R. Record of Rights
5. Sale Deed dated 27.02.2024 registered in Book No.I, being **Deed No.0606** for the year,2024 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
6. Joint Development Agreement dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 – 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas


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7. Development Power of Attorney dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 – 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.856:

WHEREAS as per Record of Rights under the Revisional Settlement one Ahammad Sanpui alias Hayat Ali Sanpui was the sole and absolute owner of 14 decimals of land in R.S. Dag No.856 under R.S. Khatian No.776.

AND WHEREAS by a Bengali Sale Deed being Sale Deed Registered Sale Deed No.2784 of 1973 registered at the Office of Sub-Registrar, Bhangore, Hayat Ali Sapui sold transferred and conveyed the said 14 decimals of land in R.S. Dag No.856 under R.S. Khatian No.776 to one **Manjushree Dutta** wife of Late Sunil Kumar Dutta (17 decimals in deed written), for the consideration therein mentioned.

AND WHEREAS the said **Manjushree Dutta** recorded her name in the record of rights under L.R. Khatian No.3060.

AND WHEREAS by a Sale Deed dated 24.12.2021, recorded in Book No. I, Volume No.1621-2021, Page from 262903 to 262931, being no.**162108347** for the year 2021 and registered in the office of A.D.S.R., BHANGAR, South24 Parganas the said Manjushree Dutta wife of Late Sunil Kumar Dutta sold transferred and conveyed the said 14 decimals of land in R.S. Dag No.856 under L.R. Khatian No.3060 at Mouza Hatishala in favour of **M/S PANCHMAHAL CONCLAVE PVT. LTD** for the consideration therein mentioned.

AND WHEREAS the said **M/S PANCHMAHAL CONCLAVE PVT. LTD.** Sold transferred and conveyed the said **14 decimals** of land in R.S. Dag No.856 to **Amit Ghosh** by registered Sale Deed dated 27.02.2024 registered in Book No.I, being **Deed No.0606** for the year,2024 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS the said **Amit Ghosh** with a view to develop the land in R.S. Dag No.856 finally entered into one registered Joint Development Agreement dated 19.04.2024 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 – 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Amit Ghosh** executed one Development Power of Attorney dated 19.04.2024 in faavour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 – 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.



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PRESENT OWNERS OF R.S. & L.R DAG NO.864:

1. **Amit Ghosh** son of Tapan Ghosh.

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.864: -

1. R.S. Parcha of R.S. Dag No.864.
2. Bengali Kobala bearing **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore.
3. Bengali Kobala bearing **Deed No.9148 of 1966** registered at Sub-Registrar, Bhangore.
4. Bengali Kobala bearing **Deed No.6841 of 1965** registered at Sub-Registrar, Bhangore and **by a Bengali Kobala bearing Deed No.6847 of 1965** registered at Sub-Registrar, Bhangore.
5. Bengali Kobala bearing **Deed No. 10411 of 1966** registered at Sub-Registrar, Bhangore.
6. Bengali Sale Deed registered in Book No.I, Being **Deed No.1561 of 1969**, registered at the Office of Sub-Registrar, Bhangore.
7. Deed of Gift bearing Deed No.3085 of 1964 at the Sub-Registry office Bhangar South 24 parganas.
8. Deed of Sale (Bengali) bearing Deed No.10411 of 1968 at the Sub-Registry office Bhangar South 24 parganas.
9. Deed of Sale (Bengali) bearing Deed No.18759 of 1968 at the Sub-Registry office Bhangar South 24 parganas.
10. Warrisan Certificate dated 23.05.2023 of **KHOSLAL MOLLA @Moktalal Molla @Moslem Ali Molla**.
11. Warrisan Certificate dated 22.05.2023 of **FAJLUR RAHAMAN MOLLA**.
12. Fariaznama dated 25.05.2023 of **AYSA BIBI**
13. Fariaznama dated 22.05.2023 of **RABEA BIBI**
14. Fariaznama dated 25.05.2023 of **DIDAR MOLLA**
15. Fariaznama dated 22.05.2023 of **KHATUN JAN BIBI**
16. Fariaznama dated 24.05.2023 of **BABULAL MOLLA**
17. Fariaznama dated 23.05.2023 of **ACHIYA BIBI**
18. Fariaznama dated 23.05.2023 of **AKIYA BIBI**
19. Fariaznama dated 23.05.2023 of **ABDAR ALI MOLLA**
20. Fariaznama dated 24.05.2023 of **RIYAT ALI MOLLA**
21. Fariaznama dated 22.05.2023 of **ANOWARA BIBI,**
22. Warrisan Certificate dated 29.05.2023 of **LAYEP MIDDE**
23. Deed of Sale dated 16.09.2022 and bearing **Deed No.4516** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas.


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24. Deed of Sale dated 16.09.2022 and bearing **Deed No.4519** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas.
25. Deed of Sale dated 16.9.2022 and bearing **Deed No.4517** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas.
26. Deed of Sale dated 16.09.2022 and bearing **Deed No.4528** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas.
27. Deed of Sale dated 16.09.2022 and bearing **Deed No.4521** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas.
28. Deed of Sale dated 16.09.2022 and bearing **Deed No.4524** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas.
29. Sale Deed dated 10.03.2021, recorded in Book No.I, **Being No.162102003** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
30. Sale Deed dated 10.03.2021, recorded in Book No. I, **Being No.162102004** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
31. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3444 for the year 2021** at the Office of ADSR, Bhangar.
32. Sale Deed dated 03.08.2021, recorded in Book No. I, Being No.**162103786** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
33. Sale Deed dated 03.08.2021, recorded in Book No. I, Being No.**162103787** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
34. Sale Deed dated 03.08.2021, recorded in Book No. I, **Being No.162103788** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South 24 Parganas.
35. Sale Deed dated 03.08.2021, recorded in Book No. I, **Being No.162103789** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
36. Sale Deed dated 28.07.2021, recorded in Book No. I, **Being No.162103504** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
37. Sale Deed dated 29.07.2021, recorded in Book No. I, **Being No.162103712** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
38. Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.**162103549** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
39. Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.**162103546** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas
40. Sale Deed dated 24.12.2021, recorded in Book No. I, Volume No.1621-2021, Page from 262903 to 262931, being no.**162108347** for the year 2021 and registered in the office of A.D.S.R., BHANGAR, South24 Parganas.
41. Deed of Conveyance dated 31.12.2021 and registered in Book No.I, bearing Deed No.**10772** at the Office of DSR-IV, Alipore, South 24 Parganas.

42. Power of Attorneys bearing Deed Nos.1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1284, 1267, 1265, 1264, 1282 all of 2021 all registered at the Office of ADSR, Bhangar.
43. Registered Power of Attorney dated 15.06.2022 registered in Book No.I, **Deed No.5442** for the year,2022 at the Office of ADSR, Bhangar
44. Registered Power of Attorney dated 24.08.2021 registered in Book No.I, **Deed No.4575** for the year,2021 at the Office of ADSR, Bhangar.
45. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3441 for the year 2021** at the Office of ADSR, Bhangar.
46. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3442 for the year 2021** at the Office of ADSR, Bhangar.
47. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, Deed No.3443 for the year 2021 at the Office of ADSR.
48. General Power of Attorney dated 16.09.2022, recorded in Book No.I, Being No.160212618 for the year 2022 and registered in the office of D.S.R-II, South24 Parganas by Bharat Villa Projects Pvt. Ltd. in favour of BLOOMSBURY INFRASTRUCTURE PVT. LTD.
49. General Power of Attorney dated 16.09.2022, recorded in Book No.I, Being No.160212619 for the year 2022 and registered in the office of D.S.R-II, South24 Parganas by Bapi Naskar in favour of BLOOMSBURY INFRASTRUCTURE PVT. LTD.
50. General Power of Attorney dated 19.12.2022, recorded in Book No.I, Being No.160415107 for the year 2022 and registered in the office of D.S.R-IV, South24 Parganas by Amjed Midde in favour of M/S PANCHMAHAL CONCLAVE PVT. LTD.
51. General Power of Attorney dated 19.12.2022, recorded in Book No.I, Being No.160415111 for the year 2022 and registered in the office of D.S.R-IV, South24 Parganas by Julfikar Midde in favour of M/S PANCHMAHAL CONCLAVE PVT. LTD.
52. L.R. Record of Rights
53. Sale Deed dated 3rd July,2023, bearing Deed No.163002011 for the year,2023 at the office of DSR-V. Alipore South 24 Parganas.
54. Sale Deed dated 31.08.2023, recorded in Book No.I, **Being No.163002687** for the year 2023 and registered in the office of D.S.R.-V, Alipore, South24 Parganas
55. Sale Deed dated 29.08.2023, recorded in Book No. I, Being No.163002688 for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas
56. Sale Deed dated 22.09.2023, recorded in Book No.I, Being No.163002958 for the year 2023 and registered in the office of D.S.R.-V, Alipore, South24 Parganas
57. Deed of Sale dated 15.09.2023 and bearing Deed No.11427 for the year,2023 registered at the Office of DSR-IV, Alipore South 24 Parganas
58. Sale Deed dated 06.11.2023, recorded in Book No. I, Being No.**163003445** for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas

59. Sale Deed dated 13.09.2023, recorded in Book No. I, Being No. **163002825** for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas
60. Sale Deed dated 27.02.2024 registered in Book No.I, being **Deed No.0608** for the year,2024 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
61. Joint Development Agreement dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
62. Development Power of Attorney dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
63. Joint Development Agreement dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 – 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
64. Development Power of Attorney dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 – 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.


DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.864:

WHEREAS one Khoslal Molla @Moktalal Molla and Babulal Molla were the recorded owners of total 62 decimals of Pukurpar in R.S. Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala, each being entitled to an area of **31 decimals** of ownership.

AND WHEREAS by a Bengali Kobala bearing **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore, the said Khoslal Molla @Moktalal Molla and Babulal Molla jointly sold transferred and conveyed All That Pukurpar having an area of **31 decimals** in R.S. Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala in favour of one Lakshmi Kanta Ghosh, for the consideration and on terms and conditions therein mentioned.

AND WHEREAS one **Achiruddin Midde** was the recorded owner of **19 decimals** of Pukurpar in R.S. Dag No.864 at Mouza Hatishala and one **Hayat Ali Midde** was the recorded owner of **06 decimals** of Pukurpar in R.S. Dag No.864 at Mouza Hatishala.

AND WHEREAS by a Bengali Kobala bearing **Deed No.9148 of 1966** registered at Sub-Registrar, Bhangore, the said **Achiruddin Midde and Hayat Ali Midde** jointly sold transferred and conveyed All That Pukurpar having an area of **25 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of one Lakshmi Kanta Ghosh, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed No.9148, there was sale of total 48


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decimals in **R.S. Dag No.864, 865 and 866** by the said **Achiruddin Midde and Hayat Ali Midde** in favour of the said Lakshmi Kanta Ghosh.

AND WHEREAS one **Vodai Midde alias Khatibor** was the recorded owner of **06 decimals** of Pukur in R.S. Dag No.864 at Mouza Hatishala and one **Chayad Midde** was the recorded owner of **06 decimals** of Pukurpar in R.S. Dag No.864 at Mouza Hatishala.

AND WHEREAS by a Bengali Kobala bearing **Deed No.6841 of 1965** registered at Sub-Registrar, Bhangore and by a Bengali Kobala bearing **Deed No.6847 of 1965** registered at Sub-Registrar, Bhangore, the said **Vodai Midde alias Khatibar and Chayad Midde** jointly sold transferred and conveyed All That Pukurpar having an area of **12 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of one **Jyotish Chandra Ghosh**, for the consideration and on terms and conditions therein mentioned.

AND WHEREAS one **Safed Ali Midde** was the recorded owner of **19 decimals** of Pukurpar in R.S. Dag No.864 at Mouza Hatishala.

AND WHEREAS by a Bengali Kobala bearing **Deed No. 10411 of 1966** registered at Sub-Registrar, Bhangore, the said **Safed Ali Midde** sold transferred and conveyed All That Pukurpar having an area of **19 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of one Akhil Singh, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed No. **10411**, there was sale of total 36 decimals in **R.S. Dag No.864, 865 and 866** by the said **Safed Ali Midde** in favour of the said Akhil Singh.

AND WHEREAS by a Bengali Sale Deed registered in Book No.I, Being **Deed No.1561 of 1969**, registered at the Office of Sub-Registrar, Bhangore, the said **Jyotish Chandra Ghosh, Lakshmi Kanta Ghosh and Akhil Singh** collectively sold transferred and conveyed to **MANJUSHREE DUTTA** wife of Late Sunil Kumar Dutta All That **187 decimals** (actual area is 87 dec.) of **PUKURPAR** in **R.S. Dag No.864** at Mouza Hatishala, for the consideration and on terms and conditions therein mentioned.

AND WHEREAS by a Sale Deed dated 24.12.2021, recorded in Book No. I, Volume No.1621-2021, Page from 262903 to 262931, being no.162108347 for the year 2021 and registered in the office of A.D.S.R., BHANGAR, South24 Parganas the said Manjushree Dutta wife of Late Sunil Kumar Dutta who got her name recorded in the L.R. record of rights vide L.R. Khatian No.3060 sold transferred and conveyed the said 187 decimals of land in R.S. Dag No.864 under L.R. Khatian No.3060 at Mouza Hatishala in favour of **M/S PANCHMAHAL CONCLAVE PVT. LTD** for the consideration therein mentioned.

AND WHEREAS as stated herein above, the said **KHOSLAL MOLLA @Moktalal Molla** who was the recorded owner of **31 decimals** of Pukurpar in R.S. Dag No.864 under R.S. Khatian No.571 at Mouza

Hatishala and had sold an area of 15.50 decimals in R.S. Dag No.864 under **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore died intestate leaving behind **two sons DIDAR MOLLA AND FAJLUR RAHAMAN MOLLA and three daughters KHATUN JAN BIBI, AYSA BIBI AND RABEA BIBI** all inheriting the balance **15.50 decimals** in R.S. Dag No.864 under Muslim Law of Inheritance.

AND WHEREAS pursuant to aforesaid, each of the said DIDAR MOLLA AND FAJLUR RAHAMAN MOLLA got entitled to an area of **4.428 decimals** in R.S. Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala by way of inheritance under Muslim of Inheritance and each of the said Khatun Jan Bibi, Aysa Bibi and Rabea Bibi got entitled to an area of **2.215 decimals** in R.S. Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala by way of inheritance under Muslim of Inheritance.

AND WHEREAS the said **FAJLUR RAHAMAN MOLLA** died intestate leaving behind four sons namely Mostobar Molla, Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla and six daughters namely Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun, Halima Laskar (missed in recital) and Fatema Bibi as his legal heirs under Muslim Law of Inheritance, all inheriting area of **4.428 decimals** in R.S. Dag No.864 under R.S. Khatian No.771 (each son share being 0.6325 decimals and each daughter share being 0.3162 decimals).

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4516** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi sold transferred and conveyed **0.5625 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

AND WHEREAS by another Deed of Sale dated 16.09.2022 and bearing **Deed No.4519** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sekh Mujibar Rahaman, Khokan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun, Halima Laskar and Fatema Bibi further sold transferred and conveyed **0.825 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

AND WHEREAS the said **AYSA BIBI** died intestate leaving behind her five sons Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla and two daughters Sakila Bibi, Sahida Bibi Sekh as her legal heirs under Muslim Law of Inheritance, all inheriting area of **2.215 decimals** in R.S. Dag No.864 under R.S. Khatian No.771 at Mouza Hatishala.

AND WHEREAS by another Deed of Sale dated 16.9.2022 and bearing **Deed No.4517** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi sold

transferred and conveyed **0.825 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4528** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi along with the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi further jointly sold transferred and conveyed **0.825 decimals** of land in R.S. Dag No.864 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on the terms and conditions therein mentioned. .

AND WHEREAS by a Deed of Sale dated 15.09.2023 and bearing **Deed No.11427** for the year,2023 registered at the Office of DSR-IV, Alipore South 24 Parganas, the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi along with the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi further jointly sold transferred and conveyed their remaining proportionate share of land in R.S. Dag No.864 at Mouza Hatishala in favour of **Sambita Ghosh**.

AND WHEREAS the said **RABEA BIBI** died intestate leaving behind three sons namely Saiful Rahaman, Saifikul Ali, Rofikul Rahaman and four daughters namely Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi as her legal heirs under Muslim Law of Inheritance, all inheriting area of **2.215 decimals** in R.S. Dag No.864 under R.S. Khatian No.771 at Mouza Hatishala.

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4521** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Saiful Rahaman, Saifikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi sold transferred and conveyed **0.6025 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration therein mentioned. However it may be noted that the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi are shown as parties (Vendors) in the said Deed but tracing of title in favour of the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi has not been mentioned and recital reflects as if only the said Saiful Rahaman, Saifikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi have sold transferred and conveyed **0.6025 decimals** in R.S. Dag No.864 at Mouza Hatishala as aforesaid. Further however the query also reflects proportionate shares of the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar

Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi being transferred.

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4524** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Saiful Rahaman, Saifikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi along with the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi further sold transferred and conveyed **0.825 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **DIDAR MOLLA** died intestate leaving behind his four sons namely Din Mohammad Molla, Ali Mohammad Molla, Nur Mohammad Molla and Janmahammad Molla and one daughter namely Rijia Bibi (**0.492 decimal**) as his legal heirs under Muslim Law of Inheritance, all inheriting area of **4.428 decimals** in R.S. Dag No.864 under R.S. Khatian No.771 at Mouza Hatishala.

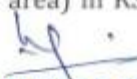
AND WHEREAS by a Sale Deed dated 22.09.2023, recorded in Book No.I, **Being No.163002958** for the year 2023 and registered in the office of D.S.R.-V, Alipore, South24 Parganas, the said Rijia Bibi sold transferred and conveyed **0.492 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of **Sambit Basu**.

AND WHEREAS by a Registered Power of Attorney dated 24.08.2021 registered in Book No.I, **Deed No.4575** for the year,2021 at the Office of ADSR, Bhangar, the said Nur Mohammad Molla and Janmahammad Molla have granted various powers to do necessary acts, deeds and things including sale in favour of **Sambit Basu** connected with **3.94 decimals** (actual share of **0.984 decimals** each) in R.S.Dag No.864.

AND WHEREAS by a Sale Deed dated 10.03.2021, recorded in Book No.I, **Being No.162102003** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas, the said Mostobar Molla son of Late Fajlur Rahaman Molla and Ali Mohammad Molla son of Didar Molla sold transferred and conveyed **1.75 decimals** (actual share of **1.5806 decimals**) in R.S. Dag No.864 at Mouza Hatishala in favour of **BHARAT VILLA PROJECTS PRIVATE LIMITED**.

AND WHEREAS by a Registered Power of Attorney dated 15.06.2022 registered in Book No.I, **Deed No.5442** for the year,2022 at the Office of ADSR, Bhangar, the said **DIN MAHAMMAD MOLLA** has granted various powers to do necessary acts, deeds and things including sale in favour of **Sambit Basu** connected with **1.97 decimals** (actual share of **0.984 decimals**) in R.S.Dag No.864.

AND WHEREAS the said Din Mahammad Molla, Nur Mohammad Molla and Janmahammad Molla, being the joint owners of land measuring **2.844 decimal** (actual area) in RS Dag no. 864, is being


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represented by their Constituted Attorney Sambit Basu, sold their entire share to **Amit Ghosh** by executing one Sale Deed dated 31.08.2023, recorded in Book No. I, Being No.163002687 for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS the said **KHATUN JAN BIBI** died intestate leaving behind her legal heirs namely Ajjjar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi inherited **2.215 decimals** in Dag No.864 at Hatishala.

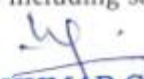
AND WHEREAS the said legal heirs namely Ajjjar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3441 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 4.43 decimals in R.S. Dag No.864 exceeding the inherited ownership upon an area of **2.215 decimals**.

AND WHEREAS the said Ajjjar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi being the joint owners of land measuring **2.215 decimal** (actual area) in RS Dag no. 864, is being represented by their Constituted Attorney Sambit Basu, sold their entire share to **Amit Ghosh** by executing one Sale Deed dated 29.08.2023, recorded in Book No. I, Being No.163002688 for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS as stated herein above, the said **BABULAL MOLLA** who was the recorded owner of **31 decimals** of Pukurpar in R.S. Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala and had sold an area of **15.50 decimals** in R.S. Dag No.864 under **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore died intestate leaving behind **TWO SONS ABDDAR MOLLA, ABDUL MOLLA AND 2 DAUGHTERS ACHIYA BIBI AND AKIYA BIBI** all inheriting the balance **15.50 decimals** in R.S. Dag No.864 at Mouza Hatishala under Muslim Law of Inheritance under which an area of **5.1666 decimals** was inherited by each of the said **ABDDAR MOLLA, ABDUL MOLLA** and an area of **2.5833 decimals** was inherited by each of the said **ACHIYA BIBI AND AKIYA BIBI**.

AND WHEREAS the said **ACHIYA BIBI** died intestate leaving behind her legal heirs being three sons namely Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Molla and two daughters namely Jahanara Bibi, Sahida Bibi all inheriting the said **2.5833 decimals** in Dag No.864 at Mouza Hatishala.

AND WHEREAS the said legal heirs namely Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Molla, Jahanara Bibi, Sahida Bibi have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3442 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with


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5.17 decimals in R.S. Dag No.864 at Mouza Hatishala exceeding the inherited ownership upon an area of **2.5833 decimals**.

AND WHEREAS the said **AKIYA BIBI** died intestate leaving behind her legal heirs being six sons namely Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam and being one daughter namely Mamtaj Bibi who all inheriting **2.5833 decimals** in Dag No.864 at Mouza Hatishala.

AND WHEREAS the said legal heirs namely **RAFIQUL ISLAM, SAFIQUL ISLAM, NOOR ISLAM MOLLA, MD. SAHIDUL MOLLA, SARIFUL ISLAM, SAIFUL ISLAM, MAMTAJ BIBI** have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3443 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 5.17 decimals in R.S. Dag No.864 at Mouza Hatishala exceeding the inherited ownership upon an area of **2.5833 decimals**.

AND WHEREAS the said **ABDAR ALI MOLLA** having **5.1666** decimals in R.S.Dag No.864 under inheritance died intestate leaving behind 4 sons namely **MD. ABU SIDDIQUE MOLLA, YESIDDIQUE MOLLA, MD. NASIRUDDIN MOLLA, SARIFUDDIN MOLLA** and 3 daughters namely **MARJINA BIBI PAHAR, ARJINA BIBI, TUHINA PARVI** and one wife namely **AJIMAN BIBI** as his legal heirs, who all by a Sale Deed dated 10.03.2021, recorded in Book No. I, **Being No.162102004** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said Md. Abu Siddique Molla and others sold transferred and conveyed **5.20 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of **Bharat Villa Projects Private Limited** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **ABDUL MOLLA** having ownership by way of inheritance upon an area of **5.1666** decimals in R.S.Dag No.864 have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3444 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with **5.1666** decimals in R.S. Dag No.864 at Mouza Hatishala (10.333 decimals area given in POA).

AND WHEREAS the said Abdul Molla, Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Molla, Jahanara Bibi, Sahida Bibi, Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam, and Mamtaj Bibi being the joint owners of land measuring **10.33 decimal** in RS Dag no. 864, is being represented by their Constituted Attorney Sambit Basu, sold their entire share to **Amit Ghosh** by executing one Sale Deed dated 31.08.2023, recorded in Book No. I, Being **No.163002686** for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

WHEREAS RIYAT ALI MOLLA who was the recorded owner of **31 decimals** in R.S.Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement died intestate leaving behind

two sons namely **KASEM MOLLA AND AKBAR MOLLA** and two daughters **ANOWARA BIBI AND MANOYARA BIBI** all inheriting the said 31 decimals under Muslim Law of Inheritance, each of the said Kasem Molla and Akbar Molla got entitled to an area of **10.333 decimals** in R.S. Dag No.864 at Mouza Hatishala under R.S. Khatian No.571 by way of inheritance under Muslim of Inheritance and each of the said Anowara Bibi and Manoyara Bibi got entitled to an area of **5.166 decimals** in R.S. Dag No.864 at Mouza Hatishala under R.S. Khatian No.571 by way of inheritance under Muslim of Inheritance.

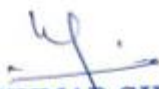
AND WHEREAS by a Sale Deed dated 03.08.2021, recorded in Book No. 1, Being No.162103786 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **KASEM MOLLA, AKBAR MOLLA, AND MANOYARA BIBI** sold transferred and conveyed **10 decimals** of land in R.S. Dag No.864 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01284 for the year,2021 at the Office of ADSR Bhangar.

AND WHEREAS by another Sale Deed dated 03.08.2021, recorded in Book No. 1, Being No.162103787 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **KASEM MOLLA, AKBAR MOLLA, AND MANOYARA BIBI** further sold transferred and conveyed **15.98 decimals** of land in R.S. Dag No.864 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01284 for the year,2021 at the Office of ADSR Bhangar.

AND WHEREAS subsequently the said **ANOWARA BIBI** died intestate leaving behind her heirs being five sons namely **NIJAM ALI MOLLA, SAMAD ALI MOLLA, IMAN ALI MOLLA, AKTER ALI MOLLA, MUJAM ALI MOLLA** and four daughters namely **MUSLIMA BIBI LASKAR, MERINA KHATUN, AKHLIMA BIBI AND AKIYA BIBI** all inheriting undivided shares of an area of **5.1666 decimals** in R.S. Dag No.864 at Mouza Hatishala under Muslim Law of Inheritance.

AND WHEREAS by a Sale Deed dated 03.08.2021, recorded in Book No. 1, Being No.162103788 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South 24 Parganas the said **NIJAM ALI MOLLA, SAMAD ALI MOLLA, IMAN ALI MOLLA, AKTER ALI MOLLA** sold transferred and conveyed **2.80 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01265 for the year,2021 at the Office of ADSR Bhangar.

AND WHEREAS by another Sale Deed dated 03.08.2021, recorded in Book No. 1, Being No.162103789 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **MUJAM ALI MOLLA, MUSLIMA BIBI LASKAR, MERINA KHATUN, AKHLIMA BIBI** sold transferred and conveyed **1.75 decimals** in R.S. Dag No.864 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01267 for the year,2021 at the Office of ADSR Bhangar


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AND WHEREAS subsequently the said **MOSLEM ALI MOLLA**, the husband of Late Akiya Bibi, sold **0.64 decimals more or less** out of 31 decimals which he inherited from his wife, to **Amit Ghosh** by executing one Sale Deed dated 06.11.2023, recorded in Book No. I, Being No.163003445 for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS CHHOLEMAN MIDDE was the recorded owner of **19 decimals** in R.S.Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement.

AND WHEREAS by a Deed of Gift bearing Deed No.3085 of 1964 at the Sub-Registry office Bhangar South 24 parganas, the said **CHHOLEMAN MIDDE** transferred certain land in R.S. Dag No.864 to **AYEP MIDDE** and **LAYEP MIDDE**.

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103504 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **AYEP MIDDE** sold transferred and conveyed his entire share in R.S. Dag No.864 at Mouza Hatishala in favour of **BAPI NASKAR**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **LAYEP MIDDE** died intestate leaving behind his legal heirs being four sons namely **YAR MIDDE, RASED MIDDE, SAHEB ALI MIDDE, ESRAIL MIDDE** and his wife namely **RASHIDA MIDDE**, all inheriting undivided shares of land in R.S. Dag No.864 left by their father, at Mouza Hatishala under Muslim Law of Inheritance.

AND WHEREAS by a Sale Deed dated 29.07.2021, recorded in Book No. I, Being No.162103712 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **YAR MIDDE, RASED MIDDE, SAHEB ALI MIDDE, ESRAIL MIDDE, RASHIDA MIDDE** sold transferred and conveyed their entire proportionate share of land in R.S. Dag No.864 at Mouza Hatishala in favour of **BAPI NASKAR**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS one **ROSHAN MIDDE** was the recorded owner of **19 decimals** in R.S.Dag No.864 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement.

AND WHEREAS by a Deed of Sale (Bengali) bearing Deed No.10411 of 1968 at the Sub-Registry office Bhangar South 24 parganas, the said Roshon Midde transferred 19 decimals of land in R.S. Dag No.864 to Chadem Midde alias Chadem Ali Molla.

AND WHEREAS by a Deed of Sale (Bengali) bearing Deed No.18759 of 1968 at the Sub-Registry office Bhangar South 24 parganas, the said Chadem Midde alias Chadem Ali Molla transferred 19 decimals of land in R.S. Dag No.864 to Raffique Midde AND Rahim Midde (minors at that point of time)

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103549 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas **RAHIM MIDDE** sold transferred and conveyed his proportionate share of land in R.S. Dag No.864 at Mouza Hatishala in

favour of **BAPI NASKAR** and subsequently by a registered power of attorney No.12619 for the year,2022 registered at the Office of DSR-II, Alipore South 24 Parganas the said Bapi Naskar granted a power of attorney in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. as his constituted attorney connected with the said land.

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103546 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas RAFFIQUE MIDDE sold transferred and conveyed his proportionate share of land in R.S. Dag No.864 at Mouza Hatishala in favour of **BAPI NASKAR** and subsequently by a registered power of attorney No.12619 for the year,2022 registered at the Office of DSR-II, Alipore South 24 Parganas the said Bapi Naskar granted a power of attorney in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. as his constituted attorney connected with the said land.

AND WHEREAS by a Deed of Conveyance dated 31.12.2021 and registered in Book No.I, bearing Deed No.10772 at the Office of DSR-IV, Alipore, South 24 Parganas, the said Panchmahal Conclave Private Limited has sold transferred and conveyed an area of **6.60 decimals (4 Cottahs) in R.S. & L.R. Dag No.864** under L.R. Khatian No.571 in favour of one **GANESH KUSHVAHA** son of Satyanarayn Kushwaha, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **GANESH KUSHVAHA** sold transferred and conveyed an area of **6.60 decimals** in R.S. & L.R. Dag No.864 to **Amit Ghosh** by executing one Sale Deed dated 13.09.2023, recorded in Book No. I, Being No.**163002825** for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS by virtue of afore mentioned purchahses, the said **BAPI NASKAR** became the sole and absolute owner of **67.93 decimal** and likewise, the said **BHARAT VILLA PROJECTS PRIVATE LIMITED** became the sole and absolute owner of **7.43122 decimals** of land in R.S. & L.R. Dag no. 864 and jointly executed one Sale Deed dated 3rd July,2023, bearing Deed No.163002011 for the year,2023 at the office of DSR-V. Alipore South 24 Parganas in favour of **Amit Ghosh son of Mr. Tapan Ghosh** and sold their proportionate share of land admeasuring **75.36122 decimal** in total in R.S. & L.R. Dag no. 864.

AND WHEREAS the said **M/S PANCHMAHAL CONCLAVE PVT. LTD.** being the owner of **82.18 decimals**, Sold transferred and conveyed the said 105.52 dec of land in R.S. Dag No.864 to **Amit Ghosh** by registered Sale Deed dated 27.02.2024 registered in Book No.I, being **Deed No.0608** for the year,2024 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS the said **Amit Ghosh** with a view to develop his share of land in R.S. Dag No.864 finally entered into one registered Joint Development Agreement dated 19.04.2024 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 - 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and

also in order to smooth running of the constructional work the said **Amit Ghosh** executed one Development Power of Attorney dated 19.04.2024 in favour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 – 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.


AND WHEREAS the said **Amit Ghosh** with a view to develop upon their remaining share of land in R.S. Dag No.864 entered into another registered Joint Development Agreement dated 19.12.2023 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Amit Ghosh** and **Sambit Basu** executed another Development Power of Attorney dated 19.12.2023 in favour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

PRESENT OWNERS OF R.S. & L.R DAG NO.865:

1. **Amit Ghosh** son of Tapan Ghosh
2. **Sambit Basu** son of Sabyasachi Basu.


SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.865: -

1. R.S. Parcha of R.S. Dag No.865.
2. Bengali Kobala bearing **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore.
3. Bengali Kobala bearing **Deed No.9148 of 1966** registered at Sub-Registrar, Bhangore.
4. Bengali Kobala bearing **Deed No.6841 of 1965** registered at Sub-Registrar, Bhangore and by a Bengali Kobala bearing **Deed No.6847 of 1965** registered at Sub-Registrar, Bhangore.
5. Bengali Kobala bearing **Deed No. 10411 of 1966** registered at Sub-Registrar, Bhangore.
6. Bengali Sale Deed registered in Book No.I, Being **Deed No.1561 of 1969**, registered at the Office of Sub-Registrar, Bhangore.
7. Warrisan Certificate of **KHOSLAL MOLLA @Moktalal Molla.**
8. Warrisan Certificate of **FAJLUR RAHAMAN MOLLA.**
9. Warrisan Certificate of **AYSA BIBI.**
10. Warrisan Certificate of **RABEA BIBI.**
11. Warrisan Certificate of **DIDAR MOLLA.**
12. Warrisan Certificate of **KHATUN JAN BIBI.**
13. Warrisan Certificate of **BABULAL MOLLA**


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Senior Govt. Pleader
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14. Warrisan Certificate of **ACHIYA BIBI**
15. Warrisan Certificate of **AKIYA BIBI**
16. Warrisan Certificate of **ABDAR ALI MOLLA**
17. Warrisan Certificate of **RIYAT ALI MOLLA.**
18. Warrisan Certificate of **ANOWARA BIBI**
19. Warrisan Certificate of **LAYEP MIDDE**
20. Deed of Sale dated 16.09.2022 and bearing **Deed No.4516** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with registered POA Deed No.1660 of 2021 at the Office of ADSR, Bhangar.
21. Deed of Sale dated 16.09.2022 and bearing **Deed No.4522** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with registered POA Deed No.1659 of 2021 at the Office of ADSR, Bhangar.
22. Deed of Sale dated 16.09.2022 and bearing **Deed No.4523** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with registered POA Deed No.1659 of 2021 at the Office of ADSR, Bhangar.
23. Deed of Sale dated 16.9.2022 and bearing **Deed No.4518** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with registered POA Deed No.1658 of 2021 at the Office of ADSR, Bhangar.
24. Deed of Sale dated 16.09.2022 and bearing **Deed No.4520** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with registered POA Deed No.1653 of 2021 at the Office of ADSR, Bhangar.
25. Deed of Sale dated 16.09.2022 and bearing **Deed No.4521** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with POA Deed Nos.1653 of 2021, 1654 OF 2021, 1658 OF 2021 all registered at the Office of ADSR, Bhangar.
26. Registered Power of Attorney dated 24.08.2021 registered in Book No.I, **Deed No.4575** for the year,2021 at the Office of ADSR, Bhangar.
27. Sale Deed dated 10.03.2021, recorded in Book No.I, **Being No.162102002** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
28. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3441 for the year 2021** at the Office of ADSR, Bhangar.
29. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3442 for the year 2021** at the Office of ADSR, Bhangar
30. Power of Attorneys bearing Deed Nos.1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1284, 1267, 1265, 1268, 1264, 1282 all of 2021 all registered at the Office of ADSR, Bhangar.
31. Sale Deed dated 10.03.2021, recorded in Book No. I, **Being No.162102005** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
32. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3444 for the year 2021** at the Office of ADSR, Bhangar.

33. Sale Deed dated 03.08.2021, recorded in Book No. I, Being No.162103791 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
34. Sale Deed dated 03.08.2021, recorded in Book No. I, **Being No.162103790** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South 24 Parganas.
35. Sale Deed dated 03.08.2021, recorded in Book No. I, Being No.162103792 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas
36. Deed of Gift bearing Deed No.3085 of 1964 at the Sub-Registry office Bhangar South 24 parganas
37. Sale Deed dated 28.07.2021, recorded in Book No. I, **Being No.162103505** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
38. Sale Deed dated 29.07.2021, recorded in Book No. I, **Being No.162103711** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
39. Deed of Sale (Bengali) bearing Deed No.10411 of 1968 at the Sub-Registry office Bhangar South 24 parganas
40. Deed of Sale (Bengali) bearing Deed No.18759 of 1968 at the Sub-Registry office Bhangar South 24 parganas
41. Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103547 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas
42. Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103548 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
43. Registered Power of Attorney dated 15.06.2022 registered in Book No.I, **Deed No.5442** for the year,2022 at the Office of ADSR, Bhangar.
44. General Power of Attorney dated 16.09.2022, recorded in Book No.I, Being No.160212618 for the year 2022 and registered in the office of D.S.R-II, South24 Parganas by Bharat Villa Projects Pvt. Ltd. in favour of BLOOMSBURY INFRASTRUCTURE PVT. LTD.
45. General Power of Attorney dated 16.09.2022, recorded in Book No.I, Being No.160212619 for the year 2022 and registered in the office of D.S.R-II, South24 Parganas by Bapi Naskar in favour of BLOOMSBURY INFRASTRUCTURE PVT. LTD.
46. L.R. Record of Rights
47. Sale Deed dated 3rd July,2023, bearing Deed No.163002012 for the year,2023 at the office of DSR-V. Alipore South 24 Parganas.
48. Sale Deed dated 31.08.2023, recorded in Book No.I, **Being No.163002687** for the year 2023
49. Sale Deed dated 29.08.2023, recorded in Book No. I, Being No.163002688 for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas
50. Deed of Sale dated 31.08.2023 and bearing **Deed No.2685** for the year,2023 registered at the Office of DSR-V, Alipore South 24 Parganas


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51. Sale Deed dated 06.11.2023, recorded in Book No. I, Being No. **163003445** for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas
52. Joint Development Agreement dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
53. Development Power of Attorney dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
54. Joint Development Agreement dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 – 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
55. Development Power of Attorney dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 – 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

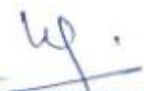
DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.865:

WHEREAS one Khoslal Molla @Moktalal Molla and Babulal Molla were the recorded owners of total 52 decimals of Pukur in R.S. Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala, each being entitled to an area of **26 decimals** of ownership.

AND WHEREAS by a Bengali Kobala bearing **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore, the said Khoslal Molla @Moktalal Molla and Babulal Molla jointly sold transferred and conveyed All That Pukur having an area of **26 decimals** in R.S. Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala in favour of one Lakshmi Kanta Ghosh, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed No.9146, there was sale of total 60 decimals in **R.S. Dag No.864, 865 and 866** by the said Khoslal Molla @Moktalal Molla and Babulal Molla in favour of the said Lakshmi Kanta Ghosh.

AND WHEREAS one **Achiruddin Midde** was the recorded owner of **15 decimals** of Pukur in R.S. Dag No.865 at Mouza Hatishala and one **Hayat Ali Midde** was the recorded owner of **05 decimals** of Pukur in R.S. Dag No.865 at Mouza Hatishala.

AND WHEREAS by a Bengali Kobala bearing **Deed No.9148 of 1966** registered at Sub-Registrar, Bhangore, the said **Achiruddin Midde and Hayat Ali Midde** jointly sold transferred and conveyed All That Pukur having an area of **20 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of one Lakshmi Kanta Ghosh, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed No.9148, there was sale of total 48 decimals in **R.S. Dag No.864, 865 and 866** by the said **Achiruddin Midde and Hayat Ali Midde** in favour of the said Lakshmi Kanta Ghosh.


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AND WHEREAS one **Vodai Midde alias Khatibor** was the recorded owner of **04 decimals** of Pukur in R.S. Dag No.865 at Mouza Hatishala and one **Chayad Midde** was the recorded owner of **04 decimals** of Pukur in R.S. Dag No.865 at Mouza Hatishala.

AND WHEREAS by a Bengali Kobala bearing **Deed No.6841 of 1965** registered at Sub-Registrar, Bhangore and by a Bengali Kobala bearing **Deed No.6847 of 1965** registered at Sub-Registrar, Bhangore, the said **Vodai Midde alias Khatibar and Chayad Midde** jointly sold transferred and conveyed All That Pukur having an area of **08 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of one **Jyotish Chandra Ghosh**, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed Nos.6841 and 6847.


AND WHEREAS ONE SAFED ALI MIDDE was the recorded owner of 16 decimals in R.S.Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala as per Revenue Settlement.

AND WHEREAS by a Bengali Kobala bearing **Deed No.10411 of 1966** registered at Sub-Registrar, Bhangore, the said **Safed Ali Midde** sold transferred and conveyed All That Pukur having an area of **16 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of one Akhil Singh, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed No.10411, there was sale of total 36 decimals in **R.S. Dag No.864, 865 and 866** by the said **Safed Ali** in favour of the said Akhil Singh.

AND WHEREAS by a Bengali Sale Deed registered in Book No.I, Being **Deed No.1561 of 1969**, registered at the Office of Sub-Registrar, Bhangore, the said **Jyotish Chandra Ghosh, Lakshmi Kanta Ghosh and Akhil Singh** collectively sold transferred and conveyed to **MANJUSHREE DUTTA** wife of Late Sunil Kumar Dutta All That **72.67 decimals** (actual area) of **PUKUR** in **R.S. Dag No.865** at Mouza Hatishala, for the consideration and on terms and conditions therein mentioned.

AND WHEREAS by a Gift Deed dated 24.12.2021 recorded in Book No.I, Being No.8346 for the year,2021 and registered in the office of A.D.S.R.-Bhangar, South 24 Parganas the said Manjushree Dutta as Donor transferred by way of gift in favour of his son **ABHIJIT DUTTA** as Donee out of her natural love and affection **72.67 decimals** (actual area) in **R.S. Dag No.865 (PUKUR)** at Mouza Hatishala.

AND WHEREAS by a registered General Power of Attorney being No. 8348 for the year 2021, Book-I, Volume- 1621-2021, Page from 262859 to 262880 registered at the Office of ADSR Bhangore the said **ABHIJIT DUTTA** appointed Mr. Amit Ghosh as his constituted attorney to do various acts deeds and things in connection with 78 decimals of **PUKUR** in Dag No.865 at Mouza Hatishala.


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AND WHEREAS by a registered General Power of Attorney being No. 8349 for the year 2021, Book-I, Volume- 1621-2021, Page from 262881 to 262902 registered at the Office of ADSR Bangore the said Abhijit Dutta appointed Mr. Sambit Basu as his constituted attorney to do various acts deeds and things in connection with 78 decimals of **PUKUR** in Dag No.865 at Mouza Hatishala.


AND WHEREAS by a Deed of Sale dated 31.08.2023 and bearing **Deed No.2685** for the year,2023 registered at the Office of DSR-V, Alipore South 24 Parganas, the said **Abhijit Dutta** represented by his registered constituted attorney Amit Ghosh sold transferred and conveyed **72.67 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of **Sambit Basu** for the consideration and on terms and conditions therein mentioned

AND WHEREAS as stated herein above, the said **KHOSLAL MOLLA @Moktala Molla** who was the recorded owner of **26 decimals** of Pukur in R.S. Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala and had sold an area of 13 decimals in R.S. Dag No.865 under **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore died intestate leaving behind **two sons DIDAR MOLLA AND FAJLUR RAHAMAN MOLLA and three daughters KHATUN JAN BIBI, AYSA BIBI AND RABEA BIBI** all inheriting the balance **13 decimals** in R.S. Dag No.865 under Muslim Law of Inheritance.

AND WHEREAS pursuant to aforesaid, each of the said Didar Molla and Fajlur Rahaman Molla got entitled to an area of **3.7142 decimals** in R.S. Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala by way of inheritance under Muslim of Inheritance and each of the said Khatun Jan Bibi, Aysa Bibi and Rabea Bibi got entitled to an area of **1.8571 decimals** in R.S. Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala by way of inheritance under Muslim of Inheritance.

AND WHEREAS the said Fajlur Rahaman Molla died intestate leaving behind four sons namely Mostobar Molla, Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla and six daughters namely Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar (missed in recital) and Fatema Bibi as his legal heirs under Muslim Law of Inheritance, all inheriting area of **3.7142 decimals** in R.S. Dag No.865 (each son' share 0.5306 decimals and each daughter's share 0.2653 decimals).

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4516** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed No.1660 of 2021 at the Office of ADSR, Bhangar sold transferred and conveyed **0.525 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.


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AND WHEREAS by another Deed of Sale dated 16.09.2022 and bearing **Deed No.4522** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed Nos.1659 of 2021 at the Office of ADSR, Bhangar further sold transferred and conveyed **1.65 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

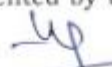
AND WHEREAS by another Deed of Sale dated 16.09.2022 and bearing **Deed No.4523** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed Nos.1659 of 2021 at the Office of ADSR, Bhangar further sold transferred and conveyed **1.015 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

AND WHEREAS the said **AYSA BIBI** died intestate leaving behind her five sons Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla and two daughters Sakila Bibi, Sahida Bibi Sekh as her legal heirs under Muslim Law of Inheritance, all inheriting area of **1.8571 decimals** in R.S. Dag No.865 at Mouza Hatishala.

AND WHEREAS by a Deed of Sale dated 16.9.2022 and bearing **Deed No.4518** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed Nos.1658 of 2021 at the Office of ADSR, Bhangar sold transferred and conveyed **1.65 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

AND WHEREAS the said **RABEA BIBI** died intestate leaving behind three sons namely Saiful Rahaman, Saifikul Ali, Rofikul Rahaman and four daughters namely Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi as her legal heirs under Muslim Law of Inheritance, all inheriting area of **1.8571 decimals** in R.S. Dag No.865 at Mouza Hatishala.

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4520** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, Saiful Rahaman, Saifikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi represented by their registered constituted


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attorney Kalyan Roy Chowdhury under Deed Nos.1653 of 2021 at the Office of ADSR, Bhangar sold transferred and conveyed **01.65 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration therein mentioned.

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4521** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Saiful Rahaman, Saifikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed Nos.1653 of 2021, 1654 OF 2021, 1658 OF 2021 at the Office of ADSR, Bhangar further sold transferred and conveyed **0.42 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on the terms and conditions therein mentioned.

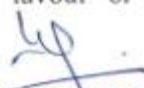
AND WHEREAS the said **DIDAR MOLLA** died intestate leaving behind his four sons namely DIN MOHAMMAD MOLLA, ALI MOHAMMAD MOLLA, NUR MOHAMMAD MOLLA AND JANMAHAMMAD MOLLA and one daughter namely Rijia Bibi (**0.41268 dec**) as his legal heirs under Muslim Law of Inheritance, all inheriting area of **3.7142 decimals** in R.S. Dag No.865 at Mouza Hatishala.

AND WHEREAS by a Registered Power of Attorney dated 24.08.2021 registered in Book No.I, **Deed No.4575** for the year,2021 at the Office of ADSR, Bhangar, the said **NUR MOHAMMAD MOLLA AND JANMAHAMMAD MOLLA** have granted various powers to do necessary acts, deeds and things including sale in favour of **Sambit Basu** in connected with **3.3 decimals** (actual share of **0.8253 decimals** each) in R.S.Dag No.865.

AND WHEREAS by a Registered Power of Attorney dated 15.06.2022 registered in Book No.I, **Deed No.5442** for the year,2022 at the Office of ADSR, Bhangar, the said **DIN MAHAMMAD MOLLA** has granted various powers to do necessary acts, deeds and things including sale in favour of **Sambit Basu** connected with **1.65 decimals** (actual share of **0.8253 decimals** each) in R.S.Dag No.865.

AND WHEREAS by a Sale Deed dated 31.08.2023, recorded in Book No.I, **Being No.163002687** for the year 2023 and registered in the office of D.S.R.-V, Alipore, South24 Parganas, the said Din Mohammad Molla, Nur Mohammad Molla and Janmahammad Molla sold transferred and conveyed **2.4759 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of **Amit Ghosh**.

AND WHEREAS by a Sale Deed dated 10.03.2021, recorded in Book No.I, **Being No.162102002** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas, the said Mostobar Molla son of Late Fajlur Rahaman Molla and Ali Mohammad Molla son of Didar Molla sold transferred and conveyed **1.46 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of **BHARAT VILLA PROJECTS PRIVATE LIMITED** (Registered power of attorney dated 16.09.2022 registered in Book No.I, Deed No.12618 for the year,2022 registered at the Office of DSR-II, Alipore South 24 Parganas granted by the said Bharat Villa Projects Private Limited in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD..


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AND WHEREAS the said **KHATUN JAN BIBI** died intestate leaving behind her legal heirs namely Ajjjar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi inherited **1.8571 decimals** in Dag No.865 at Hatishala.


AND WHEREAS the said legal heirs namely Ajjjar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3441 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 3.71 decimals in R.S. Dag No.865 exceeding the inherited ownership upon an area of **1.8571 decimals**.

AND WHEREAS the said Ajjjar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi being the joint owners of land measuring **1.86 decimal** in RS Dag no. 864, is being represented by their Constituted Attorney Sambit Basu, sold their entire share to **Amit Ghosh** by executing one Sale Deed dated 29.08.2023, recorded in Book No. I, Being No.**163002688** for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS as stated herein above, the said **BABULAL MOLLA** who was the recorded owner of **13 decimals** of Pukur in R.S. Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala and had sold an area of **13 decimals** in R.S. Dag No.865 under **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore died intestate leaving behind **TWO SONS ABDDAR MOLLA, ABDUL MOLLA AND 2 DAUGHTERS ACHIYA BIBI AND AKIYA BIBI** all inheriting the balance **13 decimals** in R.S. Dag No.865 at Mouza Hatishala under Muslim Law of Inheritance under which an area of **3.7142 decimals** was inherited by each of the said **ABDDAR MOLLA, ABDUL MOLLA** and an area of **1.8571 decimals** was inherited by each of the said **ACHIYA BIBI AND AKIYA BIBI**.

AND WHEREAS the said **ACHIYA BIBI** died intestate leaving behind her legal heirs namely three sons namely Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Molla and two daughters namely Jahanara Bibi, Sahida Bibi all inheriting the said **1.8571 decimals** in Dag No.865 at Mouza Hatishala.

AND WHEREAS the said legal heirs namely Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Molla, Jahanara Bibi, Sahida Bibi have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3442 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 4.33 decimals in R.S. Dag No.865 at Mouza Hatishala exceeding the inherited ownership upon an area of **1.8571 decimals**.


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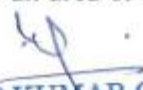
AND WHEREAS the said **AKIYA BIBI** died intestate leaving behind her legal heirs being six sons namely Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam and being one daughter namely Mamtaj Bibi who all inheriting **1.8571 decimals** in Dag No.865 at Mouza Hatishala.

AND WHEREAS the said legal heirs namely Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam, Mamtaj Bibi have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3443 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 4.33 decimals in R.S. Dag No.865 at Mouza Hatishala exceeding the inherited ownership upon an area of **1.8571 decimals**.

AND WHEREAS the said **ABDAR ALI MOLLA** having **3.7142 decimals** in R.S.Dag No.865 under inheritance died intestate leaving behind 4 sons namely **MD. ABU SIDDIQUE MOLLA, YESIDDIQUE MOLLA, MD. NASIRUDDIN MOLLA, SARIFUDDIN MOLLA** and 3 daughters namely **MARJINA BIBI PAHAR, ARJINA BIBI, TUHINA PARVI** and one wife namely **AJIMAN BIBI** as his legal heirs, who all by a Sale Deed dated 10.03.2021, recorded in Book No. I, **Being No.162102005** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said Md. Abu Siddique Molla and others sold transferred and conveyed **4.34 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of **BHARAT VILLA PROJECTS PRIVATE LIMITED** for the consideration and on the terms and conditions therein mentioned. (by a registered power of attorney dated 12618 for the year,2022 registered at the Office of DSR-II, Alipore South 24 Parganas the said Bharat Villa Projects Private Limited granted a power of attorney in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. as his constituted attorney connected therewith.

AND WHEREAS the said **ABDUL MOLLA** having ownership by way of inheritance upon an area of **3.7142 decimals** in R.S.Dag No.865 have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3444 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with **3.7142 decimals** in R.S. Dag No.865 at Mouza Hatishala (8.67 decimals area given in POA).

WHEREAS RIYAT ALI MOLLA who was the recorded owner of **26 decimals** in R.S.Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement died intestate leaving behind two sons namely **KASEM MOLLA AND AKBAR MOLLA** and two daughters **ANOWARA BIBI AND MANOYARA BIBI** all inheriting the said 26 decimals under Muslim Law of Inheritance, each of the said Kasem Molla and Akbar Molla got entitled to an area of **8.666 decimals** in R.S. Dag No.865 at Mouza Hatishala under R.S. Khatian No.571 by way of inheritance under Muslim of Inheritance and each of the said Anowara Bibi and Manoyara Bibi got entitled to an area of **4.333 decimals** in R.S.


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Dag No.865 at Mouza Hatishala under R.S. Khatian No.571 by way of inheritance under Muslim of Inheritance.

AND WHEREAS by a Sale Deed dated 03.08.2021, recorded in Book No. I, Being No.162103791 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **KASEM MOLLA, AKBAR MOLLA, AND MANOYARA BIBI** sold transferred and conveyed **21.67 decimals** of land in R.S. Dag No.865 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01268 for the year,2021 at the Office of ADSR Bhangar.

AND WHEREAS subsequently the said **ANOWARA BIBI** died intestate leaving behind her heirs being five sons namely **NIJAM ALI MOLLA, SAMAD ALI MOLLA, IMAN ALI MOLLA, AKTER ALI MOLLA, MUJAM ALI MOLLA** and three daughters namely **MUSLIMA BIBI LASKAR, MERINA KHATUN, AKHLIMA BIBI AND MOSLEM ALI MOLLA** all inheriting undivided shares of an area of **4.333 decimals** in R.S. Dag No.865 at Mouza Hatishala under Muslim Law of Inheritance.


AND WHEREAS by a Sale Deed dated 03.08.2021, recorded in Book No. I, **Being No.162103790** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South 24 Parganas the said **NIJAM ALI MOLLA, SAMAD ALI MOLLA, IMAN ALI MOLLA, AKTER ALI MOLLA** sold transferred and conveyed **2.36 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01264 for the year,2021 at the Office of ADSR Bhangar.

AND WHEREAS by another Sale Deed dated 03.08.2021, recorded in Book No. I, Being No.162103792 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **MUJAM ALI MOLLA, MUSLIMA BIBI LASKAR, MERINA KHATUN, AKHLIMA BIBI** sold transferred and conveyed **1.45 decimals** in R.S. Dag No.865 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01282 for the year,2021 at the Office of ADSR Bhangar

AND WHEREAS subsequently the said **MOSLEM ALI MOLLA**, the husband of Late Akiya Bibi, sold **0.54 decimals more or less** which he inherited from his wife, to **Amit Ghosh** by executing one Sale Deed dated 06.11.2023, recorded in Book No. I, Being No.163003445 for the year 2023 and registered at the Office of D.S.R. V, Alipore, South 24 Parganas.

AND WHEREAS CHHOLEMAN MIDDE ALIAS MOBORAN SUDHA was the recorded owner of **16 decimals** in R.S.Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement.

AND WHEREAS by a Deed of Gift bearing Deed No.3085 of 1964 at the Sub-Registry office Bhangar South 24 parganas, the said **CHHOLEMAN MIDDE** transferred certain land in R.S. Dag No.865 to **AYEP MIDDE** and **LAYEP MIDDE**.


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AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, **Being No.162103505** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **AYEP MIDDE** sold transferred and conveyed his proportionate share of land in R.S. Dag No.865 at Mouza Hatishala in favour of **BAPI NASKAR**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **LAYEP MIDDE** died intestate leaving behind his legal heirs being four sons namely **YAR MIDDE, RASED MIDDE, SAHEB ALI MIDDE, ESRAIL MIDDE** and his wife namely **RASHIDA MIDDE**, all inheriting undivided proportionate share of land left by Layep Midde in R.S. Dag No.865 at Mouza Hatishala under Muslim Law of Inheritance.

AND WHEREAS by a Sale Deed dated 29.07.2021, recorded in Book No. I, **Being No.162103711** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **YAR MIDDE, RASED MIDDE, SAHEB ALI MIDDE, ESRAIL MIDDE, RASHIDA MIDDE** sold transferred and conveyed **7.80 decimals** of land in R.S. Dag No.865 at Mouza Hatishala in favour of **BHARAT VILLA PROJECTS PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS one **ROSHAN MIDDE** was the recorded owner of **16 decimals** in R.S.Dag No.865 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement.

AND WHEREAS by a Deed of Sale (Bengali) bearing Deed No.10411 of 1968 at the Sub-Registry office Bhangar South 24 parganas, the said Roshon Midde transferred 15.60 decimals of land out of 36 decimals in R.S. Dag No.865 to Chadem Midde alias Chadem Ali Molla.

AND WHEREAS by a Deed of Sale (Bengali) bearing Deed No.18759 of 1968 at the Sub-Registry office Bhangar South 24 parganas, the said Chadem Midde alias Chadem Ali Molla transferred 16 decimals of land in R.S. Dag No.865 to Raffique Midde AND Rahim Midde (minors at that point of time).

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, **Being No.162103547** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas Raffique Midde sold transferred and conveyed **7.80 decimals** of **PUKUR** in R.S. Dag No.865 at Mouza Hatishala in favour of **BHARAT VILLA PROJECTS PRIVATE LIMITED**.

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, **Being No.162103548** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas Rahim Midde sold transferred and conveyed **7.80 decimals** of **PUKUR** in R.S. Dag No.865 at Mouza Hatishala in favour of **BAPI NASKAR** in favour of Bapi Naskar.

AND WHEREAS the said **BHARAT VILLA PROJECTS PRIVATE LIMITED** by afore mentioned purchases became the sole and absolute owner of land admeasuring **21.40 Decimal** and likewise, the said **BAPI NASKAR** by afore mentioned purchases became the sole and absolute owner of land

admeasuring **41.08 decimals** in R.S. Dag No.865, and jointly executed one Sale Deed dated 3rd July,2023, bearing Deed No.163002012 for the year,2023 at the office of DSR-V. Alipore South 24 Parganas in favour of **Sambit Basu** and sold their proportionate share of land admeasuring **62.48 decimal** in total in R.S. & L.R. Dag no. 865.

AND WHEREAS the said **Amit Ghosh** with a view to develop the land admeasuring **155.152 Decimal** in R.S. Dag No.865 finally entered into one registered Joint Development Agreement dated 19.04.2024 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 – 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Amit Ghosh** executed one Development Power of Attorney dated 19.04.2024 in faovour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 – 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.


AND WHEREAS the said **Amit Ghosh** and **Sambit Basu** with a view to develop upon their remaining share of land measuring about **0.95 Decimal** land in R.S. Dag No.865 entered into another registered Joint Development Agreement dated 19.12.2023 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Amit Ghosh** and **Sambit Basu** executed another Development Power of Attorney dated 19.12.2023 in faovour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas

PRESENT OWNERS OF R.S. & L.R DAG NO.866:

1. **Amit Ghosh** son of Tapan Ghosh

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.866: -

1. R.S. Parcha of R.S. Dag No.866.
2. Bengali Kobala bearing **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore.
3. Bengali Kobala bearing **Deed No.9148 of 1966** registered at Sub-Registrar, Bhangore.
4. Bengali Kobala bearing **Deed No.6841 of 1965** registered at Sub-Registrar, Bhangore and by a Bengali Kobala bearing **Deed No.6847 of 1965** registered at Sub-Registrar, Bhangore.
5. Bengali Kobala bearing **Deed No. 10411 of 1966** registered at Sub-Registrar, Bhangore.
6. Bengali Sale Deed registered in Book No.I, Being **Deed No.1561 of 1969**, registered at the Office of Sub-Registrar, Bhangore.
7. Warrisan Certificate of **KHOSLAL MOLLA @Moktalal Molla**.
8. Warrisan Certificate of **FAJLUR RAHAMAN MOLLA**.


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9. Warrisan Certificate of **AYSA BIBI**.
10. Warrisan Certificate of **RABEA BIBI**.
11. Warrisan Certificate of **DIDAR MOLLA**.
12. Warrisan Certificate of **KHATUN JAN BIBI**.
13. Warrisan Certificate of **BABULAL MOLLA**
14. Warrisan Certificate of **ACHIYA BIBI**
15. Warrisan Certificate of **AKIYA BIBI**
16. Warrisan Certificate of **ABDAR ALI MOLLA**
17. Warrisan Certificate of **RIYAT ALI MOLLA**.
18. Warrisan Certificate of **ANOWARA BIBI**
19. Warrisan Certificate of **LAYEP MIDDE**
20. Deed of Sale dated 16.09.2022 and bearing **Deed No.4516** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with POA Deed No.1660 of 2021 registered at the Office of ADSR, Bhangar.
21. Deed of Sale dated 16.09.2022 and bearing **Deed No.4519** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with POA Deed No.1660 of 2021 registered at the Office of ADSR, Bhangar.
22. Deed of Sale dated 16.9.2022 and bearing **Deed No.4517** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with POA Deed Nos.1656 of 2021 and 1657 of 2021 registered at the Office of ADSR, Bhangar.
23. Deed of Sale dated 16.09.2022 and bearing **Deed No.4528** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with POA Deed No.1657 of 2021 registered at the Office of ADSR, Bhangar and POA Deed No.1660 of 2021 registered at the Office of ADSR, Bhangar .
24. Deed of Sale dated 16.09.2022 and bearing **Deed No.4521** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with POA Deed No.1654 of 2021 registered at the Office of ADSR, Bhangar.
25. Deed of Sale dated 16.09.2022 and bearing **Deed No.4524** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas connected with POA Deed No.1655 of 2021 at the Office of ADSR, Bhangar and POA Deed No.1656 of 2021 at the Office of ADSR, Bhangar.
26. Registered Power of Attorney dated 24.08.2021 registered in Book No.I, **Deed No.4575** for the year,2021 at the Office of ADSR, Bhangar.
27. Sale Deed dated 10.03.2021, recorded in Book No.I, **Being No.162102003** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
28. Power of Attorneys bearing Deed Nos.1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1284, 1267, 1265, 1264, 1282 all of 2021 all registered at the Office of ADSR, Bhangar.


29. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3441 for the year 2021** at the Office of ADSR, Bhangar.
30. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3442 for the year 2021** at the Office of ADSR, Bhangar.
31. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3443 for the year 2021** at the Office of ADSR.
32. Sale Deed dated 10.03.2021, recorded in Book No. I, **Being No.162102004** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
33. Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3444 for the year 2021** at the Office of ADSR, Bhangar.
34. Sale Deed dated 03.08.2021, recorded in Book No. I, **Being No.162103787** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas connected with General Power of Attorney bearing Deed No.01284 for the year,2021 at the Office of ADSR Bhangar.
35. Sale Deed dated 03.08.2021, recorded in Book No. I, **Being No.162103788** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South 24 Parganas connected with General Power of Attorney bearing Deed No.01265 for the year,2021 at the Office of ADSR Bhangar.
36. Sale Deed dated 03.08.2021, recorded in Book No. I, **Being No.162103789** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas connected with General Power of Attorney bearing Deed No.01267 for the year,2021 at the Office of ADSR Bhangar.
36. Deed of Gift bearing Deed No.3085 of 1964 at the Sub-Registry office Bhangar South 24 parganas. *(couldn't be traced so kept blank and not verified)*
37. Sale Deed dated 28.07.2021, recorded in Book No. I, **Being No.162103504** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
38. Sale Deed dated 29.07.2021, recorded in Book No. I, **Being No.162103712** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
39. Deed of Sale (Bengali) bearing Deed No.10411 of 1968 at the Sub-Registry office Bhangar South 24 parganas.
40. Deed of Sale (Bengali) bearing Deed No.18759 of 1968 at the Sub-Registry office Bhangar South 24 parganas.
41. Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103549 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas.
42. Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103546 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas
43. Sale Deed dated 24.12.2021, recorded in Book No. I, Volume No.1621-2021, Page from 262903 to 262931, being No.162108347 for the year 2021 and registered in the office of A.D.S.R., BHANGAR, South24 Parganas.

44. General Power of Attorney dated 16.09.2022, recorded in Book No.I, Being No.160212618 for the year 2022 and registered in the office of D.S.R-II, South24 Parganas by Bharat Villa Projects Pvt. Ltd. in favour of BLOOMSBURY INFRASTRUCTURE PVT. LTD.
45. General Power of Attorney dated 16.09.2022, recorded in Book No.I, Being No.160212619 for the year 2022 and registered in the office of D.S.R-II, South24 Parganas by Bapi Naskar in favour of BLOOMSBURY INFRASTRUCTURE PVT. LTD.
46. Registered Power of Attorney dated 15.06.2022 registered in Book No.I, **Deed No.5442** for the year,2022 at the Office of ADSR, Bhangar.
47. L.R. Record of Rights.
48. Deed No.163002011 for the year,2023 at the office of DSR-V. Alipore South 24 Parganas.
49. Sale Deed dated 27.02.2024 registered in Book No.I, being **Deed No.0606** for the year,2024 registered at the Office of D.S.R. V, Alipore, South 24 Parganas
50. Joint Development Agreement dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
51. Development Power of Attorney dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
52. Joint Development Agreement dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 – 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
53. Development Power of Attorney dated 19.04.2024 duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 – 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.866:

WHEREAS one Khoslal Molla @Moktalal Molla and Babulal Molla were the recorded owners of total 6 decimals of Pukur in R.S. Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala, each being entitled to an area of **3 decimals** of ownership.

AND WHEREAS by a Bengali Kobala bearing **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore, the said Khoslal Molla @Moktalal Molla and Babulal Molla jointly sold transferred and conveyed All That Pukur having an area of **3 decimals** in R.S. Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala in favour of one Lakshmi Kanta Ghosh, for the consideration and on terms and conditions therein mentioned.


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AND WHEREAS one **Achiruddin Midde** was the recorded owner of **02 decimals** of Pukur in R.S. Dag No.866 at Mouza Hatishala and one **Hayat Ali Midde** was the recorded owner of **01 decimals** of Pukur in R.S. Dag No.866 at Mouza Hatishala.

AND WHEREAS by a Bengali Kobala bearing **Deed No.9148 of 1966** registered at Sub-Registrar, Bhangore, the said **Achiruddin Midde and Hayat Ali Midde** jointly sold transferred and conveyed All That Pukur having an area of **3 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of one Lakshmi Kanta Ghosh, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed No.9148, there was sale of total 48 decimals in **R.S. Dag No.866, 865 and 866** by the said **Achiruddin Midde and Hayat Ali Midde** in favour of the said Lakshmi Kanta Ghosh.


AND WHEREAS one **Vodai Midde alias Khatibor** was the recorded owner of 0.0291% share of **15 decimals** of Pukur in R.S. Dag No.866 at Mouza Hatishala and one **Chayad Midde** was the recorded owner of **01 decimals** of Pukur in R.S. Dag No.866 at Mouza Hatishala.

AND WHEREAS by a Bengali Kobala bearing **Deed No.6841 of 1965** registered at Sub-Registrar, Bhangore and by a Bengali Kobala bearing **Deed No.6847 of 1965** registered at Sub-Registrar, Bhangore, the said **Vodai Midde alias Khatibar and Chayad Midde** jointly sold transferred and conveyed All That Pukur having an area of **0.0291% share of 15 decimals plus 01 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of one **Jyotish Chandra Ghosh**, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed Nos.6841 and 6847.

AND WHEREAS one **Safed Ali Midde** was the recorded owner of **01 decimals** of Pukur in R.S. Dag No.866 at Mouza Hatishala as per Revisional Settlement.

AND WHEREAS by a Bengali Kobala bearing **Deed No. 10411 of 1966** registered at Sub-Registrar, Bhangore, the said **Safed Ali Midde** sold transferred and conveyed All That Pukur having an area of **01 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of one Akhil Singh, for the consideration and on terms and conditions therein mentioned. It may be noted that under the said Bengali Kobala bearing Deed No. **10411**, there was sale of total 36 decimals in **R.S. Dag No.866, 865 and 866** by the said **Safed Ali Midde** in favour of the said Akhil Singh.

AND WHEREAS by a Bengali Sale Deed registered in Book No.I, Being **Deed No.1561 of 1969**, registered at the Office of Sub-Registrar, Bhangore, the said **Jyotish Chandra Ghosh, Lakshmi Kanta Ghosh and Akhil Singh** collectively sold transferred and conveyed to **MANJUSHREE DUTTA** wife of Late Sunil Kumar Dutta All That **15 decimals** of PUKUR in **R.S. Dag No.866** at Mouza Hatishala, for the consideration and on terms and conditions therein mentioned.


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AND WHEREAS by a Sale Deed dated 24.12.2021, recorded in Book No. I, Volume No.1621-2021, Page from 262903 to 262931, being no.162108347 for the year 2021 and registered in the office of A.D.S.R., BHANGAR, South 24 Parganas the said Manjushree Dutta wife of Late Sunil Kumar Dutta who got her name recorded in the L.R. record of rights vide L.R. Khatian No.3060 sold transferred and conveyed the said 15 decimals of land in R.S. Dag No.866 under L.R. Khatian No.3060 at Mouza Hatishala in favour of **M/S PANCHMAHAL CONCLAVE PVT. LTD** for the consideration therein mentioned.

AND WHEREAS as stated herein above, the said **KHOSLAL MOLLA** @Moktalal Molla who was the recorded owner of **03 decimals** of Pukur in R.S. Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala and had sold an area of **1.5 decimals** in R.S. Dag No.866 under **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore died intestate leaving behind **two sons DIDAR MOLLA AND FAJLUR RAHAMAN MOLLA and three daughters KHATUN JAN BIBI, AYSA BIBI AND RABEA BIBI** all inheriting the balance **1.5 decimals** in R.S. Dag No.866 under Muslim Law of Inheritance.

AND WHEREAS pursuant to aforesaid, each of the said Didar Molla and Fajlur Rahaman Molla got entitled to an area of **0.42857 decimals** in R.S. Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala by way of inheritance under Muslim of Inheritance and each of the said Khatun Jan Bibi, Aysa Bibi and Rabea Bibi got entitled to an area of **0.2142 decimals** in R.S. Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala by way of inheritance under Muslim of Inheritance.

AND WHEREAS the said Fajlur Rahaman Molla died intestate leaving behind four sons namely Mostobar Molla, Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla and six daughters namely Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar (missed in recital) and Fatema Bibi as his legal heirs under Muslim Law of Inheritance, all inheriting area of **0.42857 decimals** in R.S. Dag No.866 (each son share being **0.06122 decimals and each daughter share being 0.03061 decimals**).

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4516** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under POA Deed No.1660 of 2021 at the Office of ADSR, Bhangar sold transferred and conveyed **0.5625 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of **M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD.** for the consideration and on terms and conditions therein mentioned.

AND WHEREAS by another Deed of Sale dated 16.09.2022 and bearing **Deed No.4519** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima

Khatun (Khan), Halima Laskar and Fatema Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under POA Deed No.1660 of 2021 at the Office of ADSR, Bhangar further sold transferred and conveyed **0.825 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

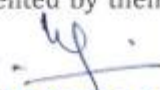
AND WHEREAS the said **AYSA BIBI** died intestate leaving behind her five sons Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla and two daughters Sakila Bibi, Sahida Bibi Sekh as her legal heirs under Muslim Law of Inheritance, all inheriting area of **0.2142 decimals** in R.S. Dag No.866 at Mouza Hatishala.

AND WHEREAS by another Deed of Sale dated 16.9.2022 and bearing **Deed No.4517** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under POA Deed Nos.1656 of 2021 and 1657 of 2021 registered at the Office of ADSR, Bhangar sold transferred and conveyed **0.825 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on terms and conditions therein mentioned.

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4528** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed No.1657 of 2021 at the Office of ADSR, Bhangar along with the said Sekh Mujibar Rahaman, Khokhan Molla, Babusona Molla, Chhalehar Molya, Muslima Gazi, Asma Bibi, Taslima Khatun (Khan), Halima Laskar and Fatema Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under POA Deed Nos.1657 of 2021 and 1660 of 2021 registered both at the Office of ADSR, Bhangar further jointly sold transferred and conveyed **0.825 decimals** of land in R.S. Dag No.866 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **RABEA BIBI** died intestate leaving behind three sons namely Saiful Rahaman, Saifikul Ali, Rofikul Rahaman and four daughters namely Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi as her legal heirs under Muslim Law of Inheritance, all inheriting area of **0.2142 decimals** in R.S. Dag No.866 at Mouza Hatishala.

AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4521** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, Saiful Rahaman, Saifikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi represented by their registered constituted


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attorney Kalyan Roy Chowdhury under POA Deed No.1654 of 2021 registered at the Office of ADSR, Bhangar sold transferred and conveyed **0.6025 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration therein mentioned.

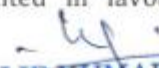
AND WHEREAS by a Deed of Sale dated 16.09.2022 and bearing **Deed No.4524** for the year,2022 registered at the Office of DSR-V, Alipore South 24 Parganas, the said Saiful Rahaman, Safikul Ali, Rofikul Rahaman, Supia Bibi, Rakima Bibi, Raila Bibi, Rijia Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed No.1655 of 2021 at the Office of ADSR, Bhangar along with the said Sahabuddin Molla, Saifuddin Molla, Sakimuddin Molla, Jahiruddin Molla, Nijamuddin Molla, Sakila Bibi, Sahida Bibi represented by their registered constituted attorney Kalyan Roy Chowdhury under Deed No.1656 of 2021 at the Office of ADSR, Bhangar further sold transferred and conveyed **0.825 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **DIDAR MOLLA** died intestate leaving behind his four sons namely Din Mohammad Molla, Ali Mohammad Molla, Nur Mohammad Molla and Janmahammad Molla and one daughter namely Rijia Bibi as his legal heirs under Muslim Law of Inheritance, all inheriting area of **0.42857 decimals** in R.S. Dag No.866 at Mouza Hatishala (each son inheriting 0.09523 decimals and daughter inheriting 0.047961 decimals).

AND WHEREAS by a Registered Power of Attorney dated 24.08.2021 registered in Book No.I, **Deed No.4575** for the year,2021 at the Office of ADSR, Bhangar, the said Nur Mohammad Molla and Janmahammad Molla have granted various powers to do necessary acts, deeds and things including sale in favour of **Sambit Basu** connected with **0.38 decimals** (actual share of **0.09523 decimals** each) in R.S.Dag No.866.

AND WHEREAS by a Registered Power of Attorney dated 15.06.2022 registered in Book No.I, **Deed No.5442** for the year,2022 at the Office of ADSR, Bhangar, the said **DIN MAHAMMAD MOLLA** has granted various powers to do necessary acts, deeds and things including sale in favour of **Sambit Basu** connected with **0.19 decimals** (actual share of **0.09523 decimals** each) in R.S.Dag No.866.

AND WHEREAS by a Sale Deed dated 10.03.2021, recorded in Book No.I, **Being No.162102003** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas, the said Mostobar Molla son of Late Fajlur Rahaman Molla and Ali Mohammad Molla son of Didar Molla sold transferred and conveyed **0.14 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of BHARAT VILLA PROJECTS PRIVATE LIMITED (Registered power of attorney dated 16.09.2022 registered in Book No.I, Deed No.12618 for the year,2022 registered at the Office of DSR-II, Alipore South 24 Parganas granted by the said Bharat Villa Projects Private Limited in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD..


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AND WHEREAS the said **KHATUN JAN BIBI** died intestate leaving behind her legal heirs namely Ajijar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi inherited **0.2142 decimals** in Dag No.866 at Hatishala.

AND WHEREAS the said legal heirs namely Ajijar Rahaman Molla, Md. Aminur Rahaman Molla, Ajehar Rahaman Molla, Md. Arsadul Rahaman Molla, Anarul Islam Molla Aklima Bibi and Asma Bibi have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3441 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 0.43 decimals in R.S. Dag No.866 exceeding the inherited ownership upon an area of **0.2142 decimals**.

AND WHEREAS as stated herein above, the said **BABULAL MOLLA** who was the recorded owner of **03 decimals** of Pukur in R.S. Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala and had sold an area of **1.5 decimals** in R.S. Dag No.866 under **Deed No.9146 of 1966** registered at Sub-Registrar, Bhangore died intestate leaving behind **TWO SONS ABDDAR MOLLA, ABDUL MOLLA AND 2 DAUGHTERS ACHIYA BIBI AND AKIYA BIBI** all inheriting the balance **1.5 decimals** in R.S. Dag No.866 at Mouza Hatishala under Muslim Law of Inheritance under which an area of **0.5 decimals** was inherited by each of the said **ABDDAR MOLLA, ABDUL MOLLA** and an area of **0.25 decimals** was inherited by each of the said **ACHIYA BIBI AND AKIYA BIBI**.

AND WHEREAS the said **ACHIYA BIBI** died intestate leaving behind her legal heirs namely three sons namely Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Molla and two daughters namely Jahanara Bibi, Sahida Bibi all inheriting the said **0.25 decimals** in Dag No.866 at Mouza Hatishala.

AND WHEREAS the said legal heirs namely Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Molla, Jahanara Bibi, Sahida Bibi have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3442 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 0.5 decimals in R.S. Dag No.866 at Mouza Hatishala exceeding the inherited ownership upon an area of **0.25 decimals**.

AND WHEREAS the said **AKIYA BIBI** died intestate leaving behind her legal heirs being six sons namely Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam and being one daughter namely Mamtaj Bibi who all inheriting **0.25 decimals** in Dag No.866 at Mouza Hatishala.

AND WHEREAS the said legal heirs namely Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam, Mamtaj Bibi have granted a Registered Power of Attorney

dated 27.07.2021 registered in Book No.I, **Deed No.3443 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with 0.5 decimals in R.S. Dag No.866 at Mouza Hatishala exceeding the inherited ownership upon an area of **0.25 decimals**.

AND WHEREAS the said **ABDAR ALI MOLLA** having **0.5** decimals in R.S.Dag No.866 under inheritance died intestate leaving behind 4 sons namely **MD. ABU SIDDIQUE MOLLA, YESIDDIQUE MOLLA, MD. NASIRUDDIN MOLLA, SARIFUDDIN MOLLA** and 3 daughters namely **MARJINA BIBI PAHAR, ARJINA BIBI, TUHINA PARVI** and one wife namely **AJIMAN BIBI** as his legal heirs, who all by a Sale Deed dated 10.03.2021, recorded in Book No. I, **Being No.162102004** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said Md. Abu Siddique Molla and others sold transferred and conveyed **0.42 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of **BHARAT VILLA PROJECTS PRIVATE LIMITED** for the consideration and on the terms and conditions therein mentioned..

AND WHEREAS the said **ABDUL MOLLA** having ownership by way of inheritance upon an area of **0.5** decimals in R.S.Dag No.866 have granted a Registered Power of Attorney dated 27.07.2021 registered in Book No.I, **Deed No.3444 for the year 2021** at the Office of ADSR, Bhangar in favour of Sambit Basu to do various powers to do necessary acts, deeds and things including sale in connection with **0.5** decimals in R.S. Dag No.866 at Mouza Hatishala (01 decimals area given in POA).

WHEREAS RIYAT ALI MOLLA who was the recorded owner of **02 decimals** in R.S.Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement died intestate leaving behind two sons namely **KASEM MOLLA AND AKBAR MOLLA** and two daughters **ANOWARA BIBI AND MANOYARA BIBI** all inheriting the said 02 decimals under Muslim Law of Inheritance, each of the said Kasem Molla and Akbar Molla got entitled to an area of **0.6666 decimals** in R.S. Dag No.866 at Mouza Hatishala under R.S. Khatian No.571 by way of inheritance under Muslim of Inheritance and each of the said Anowara Bibi and Manoyara Bibi got entitled to an area of **0.3333 decimals** in R.S. Dag No.866 at Mouza Hatishala under R.S. Khatian No.571 by way of inheritance under Muslim of Inheritance.

AND WHEREAS by another Sale Deed dated 03.08.2021, recorded in Book No. I, Being No.**162103787** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **KASEM MOLLA, AKBAR MOLLA, AND MANOYARA BIBI** further sold transferred and conveyed **2.08 decimals** of land in R.S. Dag No.866 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01284 for the year,2021 at the Office of ADSR Bhangar.

AND WHEREAS subsequently the said **ANOWARA BIBI** died intestate leaving behind her heirs being five sons namely **NIJAM ALI MOLLA, SAMAD ALI MOLLA, IMAN ALI MOLLA, AKTER ALI MOLLA,**

MUJAM ALI MOLLA and three daughters namely MUSLIMA BIBI LASKAR, MERINA KHATUN, AKHLIMA BIBI AND MOSLEM ALI MOLLA all inheriting undivided shares of an area of **0.3333 decimals** in R.S. Dag No.866 at Mouza Hatishala under Muslim Law of Inheritance.

AND WHEREAS by a Sale Deed dated 03.08.2021, recorded in Book No. 1, **Being No.162103788** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South 24 Parganas the said **NIJAM ALI MOLLA, SAMAD ALI MOLLA, IMAN ALI MOLLA, AKTER ALI MOLLA** sold transferred and conveyed **0.24 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01265 for the year,2021 at the Office of ADSR Bhangar.

AND WHEREAS by another Sale Deed dated 03.08.2021, recorded in Book No. 1, **Being No.162103789** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **MUJAM ALI MOLLA, MUSLIMA BIBI LASKAR, MERINA KHATUN, AKHLIMA BIBI** sold transferred and conveyed **0.15 decimals** in R.S. Dag No.866 at Mouza Hatishala in favour of **BAPI NASKAR** through a General Power of Attorney bearing Deed No.01267 for the year,2021 at the Office of ADSR Bhangar

AND WHEREAS CHHOLEMAN MIDDE alias Moboban was the recorded owner of **01 decimals** in R.S.Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement.

AND WHEREAS by a Deed of Gift bearing Deed No.3085 of 1964 at the Sub-Registry office Bhangar South 24 parganas, the said **CHHOLEMAN MIDDE** transferred his proportionate share of land in R.S. Dag No.866 to **AYEP MIDDE** and **LAYEP MIDDE**.

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. 1, **Being No.162103504** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **AYEP MIDDE** sold transferred and conveyed his proportionate share of land in R.S. Dag No.866 at Mouza Hatishala in favour of **BAPI NASKAR**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said **LAYEP MIDDE** died intestate leaving behind his legal heirs being four sons namely **YAR MIDDE, RASED MIDDE, SAHEB ALI MIDDE, ESRAIL MIDDE** and his wife namely **RASHIDA MIDDE**, all inheriting his undivided proportionate share of land in R.S. Dag No.866 at Mouza Hatishala under Muslim Law of Inheritance.

AND WHEREAS by a Sale Deed dated 29.07.2021, recorded in Book No. 1, **Being No.162103712** for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas the said **YAR MIDDE, RASED MIDDE, SAHEB ALI MIDDE, ESRAIL MIDDE, RASHIDA MIDDE** sold transferred and conveyed **0.75 decimals** of land in R.S. Dag No.866 at Mouza Hatishala in favour of **BAPI NASKAR**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS one **ROSHAN MIDDE** was the recorded owner of 01 **decimals** in R.S.Dag No.866 under R.S. Khatian No.571 at Mouza Hatishala as per Revisional Settlement.

AND WHEREAS by a Deed of Sale (Bengali) bearing Deed No.10411 of 1968 at the Sub-Registry office Bhangar South 24 parganas, the said Roshon Midde transferred 01 decimals of land out of 36 decimals in R.S. Dag No.866 to Chadem Midde alias Chadem Ali Molla.


AND WHEREAS by a Deed of Sale (Bengali) bearing Deed No.18759 of 1968 at the Sub-Registry office Bhangar South 24 parganas, the said Chadem Midde alias Chadem Ali Molla transferred **01 decimals** of land in R.S. Dag No.866 to Raffique Midde AND Rahim Midde(minors at that point of time).

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103549 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas Rahim Midde sold transferred and conveyed **0.75** decimals of land in R.S. Dag No.866 at Mouza Hatishala in favour of Bapi Naskar and subsequently by a registered power of attorney No.12619 for the year,2022 registered at the Office of DSR-II, Alipore South 24 Parganas the said Bapi Naskar granted a power of attorney in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. as his constituted attorney connected with the said land.

AND WHEREAS by a Sale Deed dated 28.07.2021, recorded in Book No. I, Being No.162103546 for the year 2021 and registered in the office of A.D.S.R.-Bhangar, South24 Parganas Raffique Midde sold transferred and conveyed **0.75** decimals of land in R.S. Dag No.866 at Mouza Hatishala in favour of Bapi Naskar and subsequently by a registered power of attorney No.12619 for the year,2022 registered at the Office of DSR-II, Alipore South 24 Parganas the said Bapi Naskar granted a power of attorney in favour of M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD. as his constituted attorney connected with the said land.

AND WHEREAS by virtue of afore mentioned purchahses, the said **BAPI NASKAR** became the sole and absolute owner of 03 decimal and likewise, the said **BHARAT VILLA PROJECTS PRIVATE LIMITED** became the sole and absolute owner of 0.48122 decimal of land in R.S. & L.R. Dag no. 866 and jointly executed one Sale Deed dated 3rd July,2023, bearing Deed No.163002011 for the year,2023 at the office of DSR-V. Alipore South 24 Parganas in favour of **Amit Ghosh son of Mr. Tapan Ghosh** and sold their proportionate share of land admeasuring **03. 48122** decimal in total in R.S. & L.R. Dag no. 866.

AND WHEREAS the said **M/S PANCHMAHAL CONCLAVE PVT. LTD.** Sold transferred and conveyed the said **08.97 decimals** of land in R.S. Dag No.866 to **Amit Ghosh** by registered Sale Deed dated 27.02.2024 registered in Book No.I, being **Deed No.0606** for the year,2024 registered at the Office of D.S.R. V, Alipore, South 24 Parganas.


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AND WHEREAS the said **Amit Ghosh** with a view to develop his proportionate share of land in R.S. Dag No.866 finally entered into one registered Joint Development Agreement dated 19.04.2024 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 195637 - 195680, being **Deed No.5567** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Amit Ghosh** executed one Development Power of Attorney dated 19.04.2024 in faavour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 193764 - 193782, being **Deed No.5593** for the year,2024 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.


AND WHEREAS the said **Amit Ghosh** with a view to develop upon their remaining share of land in R.S. Dag No.866 entered into another registered Joint Development Agreement dated 19.12.2023 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 - 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Amit Ghosh** executed another Development Power of Attorney dated 19.12.2023 in faavour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 - 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

PRESENT OWNERS OF R.S. & L.R DAG NO.867:

1. **Sambit Basu** son of Sabyasachi Basu

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.867: -

1. Sale Deed No.**06143** for the year 1966 registered at the Office of Bangore.
2. Sale Deed No. **10684** for the year 1966 registered at the Office of Bangore
3. Sale Deed No. **14670** for the year 1966 registered at the Office of Bangore
4. Sale Deed No. **01713** for the year 2002 registered at the Office of Bhangore
5. Deeds of Conveyance being Deed No.**1386** for the year 2004 and Deed No.**1387** for the year 2004, both registered in the Office of A.D.S.R. Bhangore.
6. Deed of Conveyance being **Deed No.1388** for the year 2004 registered in the Office of ADSR Bhangar
7. Deed of Conveyance being Deed No. **04610** for the year 2003 registered in the Office of A.D.S.R. Bhangore.
8. Deed of Conveyance being **Deed no. 4609** for the year 2003, registered in the Office of ADSR Bhangar.
9. Deed of Conveyance being **Deed No. 4608** for the year 2003 registered in the Office of ADSR Bhangar
10. Deed of Sale bearing **Deed No.4253** for the year 2003 registered in the Office of ADSR Bhangar


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11. Deed of Conveyance being **Deed No.4603** for the year 2004 registered in the Office of ADSR Bhangar
12. Deed of Conveyance dated 29.09.2022 bearing Deed No.**4917** for the year,2022 registered at the Office of DSR-V ALIPORE SOUTH 24 PARGANAS
13. Warrisan Certificate of **MOINUDDIN MOLLA,**
14. Warrisan Certificate of **AMINUDDIN MOLLA**
15. Warrisan Certificate of **NUR MAHAMMAD MOLLA**
16. Warrisan Certificate of **RABIYA BIBI**
17. Warrisan Certificate of **CHAMMAD ALI MOLLA** alias Abdul Chamad Molla
18. Warrisan Certificate of **JUBBAR ALI MOLLA**
19. Warrisan Certificate of **CHAKINA BIBI.**
20. L.R. Record of Rights
21. Bengali Kobala registered in Book No.I, Volume No.24, Pages 296 to 298, bearing Deed No.2703 of 1962 registered at the Sub-Registry office of Bhangore
22. Deed of Conveyance dated 08th September, 2023 registered in Book No.I, Volume No.1604-2023, Pages 340670 to 340693, bearing Deed No.160411122 of 2023 registered at the DSR IV, South 24 Parganas
23. Joint Development Agreement dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
24. Development Power of Attorney dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.867:

WHEREAS Pursuant to Revisional Settlement records, one **MOINUDDIN MOLLA, AMINUDDIN MOLLA, MOKSED ALI MOLLA, EBADAT MOLLA, AKMAT MOLLA, ANWAR ALI** were the recorded owners of **ALL THAT** piece and parcel of Sali land admeasuring an area of 120 Sataks comprised in R.S. Dag No. 867, J.L. No. 9, Touzi no. 173, situated in Mouza – Hatishala, P.S. – Bhangore, District – 24 Parganas, out of which the said **MOINUDDIN MOLLA** was the owner of 32 decimals, **AMINUDDIN MOLLA** was the owner of 32 decimals, **MOKSED ALI MOLLA** was the owner of 24 decimals, **EBADAT MOLLA** was the owner of 12 decimals, **AKMAT MOLLA** was the owner of 8 decimals and **ANWAR ALI** was the owner of 12 decimals ;

AND WHEREAS the said Moinuddin Molla and Aminuddin Molla being the RS rcoreded owners of land measuring about 64 decimal in RS & LR Dag no. 867 by virtue of one Bengali Kobala registered in Book No.I, Volume No.24, Pages 296 to 298, bearing Deed No.2703 of 1962 registered at the Sub-Registry office of Bhangore, sold their respective share of land to one Alamgir Molla.

AND WHEREAS the said Alamgir Molla mutated his name in the Government Records which was later recorded under **L.R. Khatian No.2664** and subsequently, has appointed one Manirul Sanpui son of Fajjer Sanpui as his registered constituted attorney for doing various acts, deeds and things including sale of the said 64 decimals of land in **L.R. Dag No.867** under L.R. Khatian No.2664 by executing one Power of Attorney dated 27.12.2012 registered in Book No.IV, Volume No.1, Pages 4117 to 4127, bearing Deed No.00302 of 2012 registered at the ADSR, Bhangore.

AND WHEREAS the said Alamgir Molla, being the owner of 64 dec. land, sold 64 decimals of land in **L.R. Dag No.867** under L.R. Khatian No.2664, executed by his appointed Constituted Attorney Manirul Sanpui to **Sambit Basu** through Deed of Conveyance dated 08th September, 2023 registered in Book No.I, Volume No.1604-2023, Pages 340670 to 340693, bearing Deed No.160411122 of 2023 registered at the DSR IV, South 24 Parganas.


AND WHEREAS the said **Sambit Basu** with a view to develop upon entire land in R.S. Dag No.867 entered into another registered Joint Development Agreement dated 19.12.2023 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 – 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Sambit Basu** executed another Development Power of Attorney dated 19.12.2023 in faavour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 – 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

PRESENT OWNER OF R.S. & L.R DAG NO.868:

1. **Sambit Basu** son of Sabyasachi Basu
2. **CHHABBAT ALI SAPUI** son of deceased Ahamaad Sanpui alias Hayat Ali

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO.868: -

1. Sale Deed dated 10.10.1957, recorded in Book No. I, **Being No.11869** for the year 1957 and registered in the office of D.R. Alipore, South 24 Parganas
2. registered power of attorney No.03472 for the year,2023 registered at the Office of DSR-V, Alipore South 24 Parganas
3. Deed of Conveyance dated 04.12.2024 registered in Book No.I, Volume No.1604-2024, Pages 364704 to 364725, bearing Deed No.160412589 of 2024 registered at the DSR IV, South 24 Parganas
4. Deed of Conveyance dated 04.12.2024 registered in Book No.I, Volume No.1604-2024, Pages 364682 to 364703, bearing Deed No.160412590 of 2024 registered at the DSR IV, South 24 Parganas


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5. L.R. Record of Rights.
6. Sale Deed dated 20.09.2023, recorded in Book No. I, **Being No.163002891** for the year 2023 and registered in the office of D.S.R.-V, Alipore, South 24 Parganas
7. Joint Development Agreement dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 - 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas
8. Development Power of Attorney dated 19.12.2023 duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 - 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.
9. Joint Development Agreement dated 04.12.2024 duly recorded in Book No.I, Volume no. 1604-2024, pages 362965 - 363006, being **Deed No. 160412600** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas
10. Development Power of Attorney dated 04.12.2024 duly recorded in Book No.I, Volume no. 1604-2024, pages 362813 - 362830, being **Deed No. 160412602** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO.868:

WHEREAS some Naba Krishna Roy Chowdhury, Jiban Krishna Roy Chowdhury, Kedarnath Roy Chowdhury, Bholanath Bandhopadhyay, Purna Chandra Bandhopadhyay and Biswanath Bandhopadhyay were the joint and absolute owner of decimals of **29 decimals** of land in R.S. Dag No.868.

AND WHEREAS by a Sale Deed dated 10.10.1957, recorded in Book No. I, **Being No.11869** for the year 1957 and registered in the office of D.R. Alipore, South 24 Parganas the said Naba Krishna Roy Chowdhury, Jiban Krishna Roy Chowdhury, Kedarnath Roy Chowdhury, Bholanath Bandhopadhyay, Purna Chandra Bandhopadhyay and Biswanath Bandhopadhyay sold transferred conveyed their entire proportionate share of land measuring **29 decimal** in total in R.S. Dag No.868 under R.S. Khatian No.776 under Mouza Hatishala within the local limits of the Beonta No.II, Gram Panchayat, District South 24 Parganas, P.S. Bhangore now at present Kolkata Leather Complex to one **Chhabbat Ali Sanpui**.

AND WHEREAS pursuant to aforesaid the said **CHHABBAT ALI SAPUI** is the sole and absolute owner of entire land measuring about **29 decimals more or less** in R.S. and L.R. Dag No.868 under Mouza Hatishala District South 24 Parganas.

AND WHEREAS the said **CHHABBAT ALI SAPUI** by a Sale Deed dated 20.09.2023, recorded in Book No. I, **Being No.163002891** for the year 2023 and registered in the office of D.S.R.-V, Alipore, South

24 Parganas sold transferred and conveyed **6.58 decimals** in R.S. Dag No.868 at Mouza Hatishala in favour of **Sambit Basu**.


AND WHEREAS by a registered power of attorney No.03472 for the year,2023 registered at the Office of DSR-V, Alipore South 24 Parganas the said **CHHABBAT ALI SAPUI** a power of attorney in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** as his constituted attorney connected with the remaining land.

AND WHEREAS the said **CHHABBAT ALI SAPUI** sold transferred conveyed **3.85 Decimal** more or less in R.S. Dag No.868, executed by Amit Ghosh, the representative of his appointed Constituted Attorney **PANCHMAHAL CONCLAVE PVT. LTD.** to **Sambit Basu** through Deed of Conveyance dated 04.12.2024 registered in Book No.I, Volume No.1604-2024, Pages 364704 to 364725, bearing Deed No.160412589 of 2024 registered at the DSR IV, South 24 Parganas.

AND WHEREAS the said **CHHABBAT ALI SAPUI** again sold transferred conveyed **18.57 Decimal** more or less in R.S. Dag No.868, executed by Amit Ghosh, the representative of his appointed Constituted Attorney **PANCHMAHAL CONCLAVE PVT. LTD.** to **Sambit Basu** through Deed of Conveyance dated 04.12.2024 registered in Book No.I, Volume No.1604-2024, Pages 364682 to 364703, bearing Deed No.160412590 of 2024 registered at the DSR IV, South 24 Parganas.

AND WHEREAS the said **Sambit Basu** with a view to develop upon his proportionate share of land in R.S. Dag No.868 entered into a registered Joint Development Agreement dated 19.12.2023 with **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2023, pages 654520 - 654567, being **Deed No.17877** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Sambit Basu** executed one Development Power of Attorney dated 19.12.2023 in favour of **DTC Projects Pvt. Ltd.** duly recorded in Book No.I, Volume no. 1602-2024, pages 1684 - 1703, being **Deed No.17888** for the year,2023 registered at the Office of D.S.R. II, Alipore, South 24 Parganas.

AND WHEREAS the said **Sambit Basu** with a view to develop a portion of land measuring **18.57 decimal** more or less out of his remaining share of land in R.S. & L.R. Dag no. 868 entered into one registered Joint Development Agreement dated 04.12.2024 with **DTC Projects Pvt. Ltd.** as the Developer therein, which was duly recorded in Book No.I, Volume no. 1604-2024, pages 362965 - 363006, being **Deed No. 160412600** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas and also in order to smooth running of the constructional work the said **Sambit Basu** further executed one Development Power of Attorney dated 04.12.2024 in favour of **DTC Projects Pvt. Ltd.** which was duly recorded in Book No.I, Volume no. 1604-2024, pages 362813 - 362830, being **Deed No. 160412602** for the year,2024 registered at the Office of D.S.R. IV, Alipore, South 24 Parganas.


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On perusal of search report conducted by S.K. Lath & Co. dated 17.07.2023, 19.08.2023 and 29.01.2025 this report prepared by me.

SEARCH CONDUCTED

1. Index-II Registration Office searching at the office of D.S.R.-Alipore, A.R.A., Kolkata, S.R., Bhargore for the year **1993 to 2024 (till 30.05.2024)** to ascertain any adverse entry pertaining to the said property affecting the clear and marketable title of the **PRESENT OWNERS** upon their respective share of ownership upon the said property.
2. Online search at www.banglarbhumi.gov.in to verify the status of the name of the **PRESENT OWNERS** in the Record of Rights.
3. Manual Court Search before the Ld. Court of Civil Judge Senior and Junior Division, Alipore in the name of Manjushree Dutta between 2012 till 12.06.2023.
4. Online Court Search for the year **2010 to 2023 (till 26.06.2023)**, in the name of the **PRESENT OWNERS**.
5. Online Search at Registrar of Companies (ROC), West Bengal in the name of the **PRESENT OWNERS** having constitution as private limited companies.
6. Land Acquisition Department & Urban Land Ceiling Department at Alipore, South 24-Parganas.

OPINION DAG WISE:

Pursuant in examination of the photocopies of the available Title Deed/s and other related documents and search conducted at the registration offices, court and www.banglarbhumi.gov.in, Registrar of Companies, West Bengal, our opinion are as follows:-

R.S. AND L.R. Dag No.851-

It appears by the search and investigation of the title of present owner of all that piece and parcel of an of **9.58 decimals more or less** of land out of 22 decimals of land in R.S. and LR Dag No.851 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title**.


R.S. AND L.R. Dag No.854-

It appears by the search and investigation of the title of present owner of all that piece and parcel of an of **29.21 decimals more or less** of land out of 40 decimals of land in R.S. and LR Dag No.854 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title**.

R.S. AND L.R. Dag No.855-

It appears by the search and investigation of the title of present owners of all that piece and parcel of land measuring **40.72 decimals more or less** out of 41 Decimal in R.S. and LR Dag No.855 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title**.

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R.S.AND L.R. Dag No.856-

It appears by the search and investigation of the title of present owner of all that piece and parcel of land measuring **14 decimals more or less** in R.S. and LR Dag No.856 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title.**

R.S.AND L.R. Dag No.864-

It appears by the search and investigation of the title of present owners of all that piece and parcel of land measuring **187 decimals more or less** in R.S. and LR Dag No.864 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title.**

R.S. Dag AND L.R. No. 865-

It appears by the search and investigation of the title of present owners of all that piece and parcel of land measuring **156 decimals more or less** in R.S. and LR Dag No.865 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title.**

R.S. AND LR. Dag No.866-

It appears by the search and investigation of the title of present owners of all that piece and parcel of land measuring **15 decimals more or less** in R.S. and LR Dag No.866 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title.**

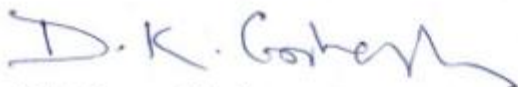
R.S. AND L.R. Dag No.867-

It appears by the search and investigation of the title of present owner of all that piece and parcel of land measuring **64 decimals more or less** in R.S. and LR Dag No.867 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title.**

R.S. AND L.R. Dag No.868-

It appears by the search and investigation of the title of present owner of all that piece and parcel of land measuring **25.15 decimals more or less** in R.S. and LR Dag No.868 under Mouza Hatishala District South 24 Parganas is **having clear and marketable title.**

REPORT PREPARED BY:



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