

LEGAL DUE DILIGENCE & SEARCH REPORT

ALL THAT piece and parcel of land having its L.R. classification as "Sali" admeasuring a Total Plot Area of 631 Decimal) comprised in R.S. Plot No. 4292/5210 corresponding to L.R Plot No. 4292/5210 under L.R Khatian No. 2649, 2651, 2653, 2654, 2665, 2667, 2669, 3890, 3957, 3957/1, 3972/1, 4030, 4031, 4332, 4508, 4996, 5833, 5835, 5837, 5838, 5864, 5872, 5879, 5881, 5891, 5892, 5894, 5901, 5918, 5919, 5940, 5942, 5947, 5949, 5950, 5957, 5958, 5960, 5961, 5962, 5963, 5965, 5967, 5968, 6006, 6011, 6012, 6015, 6016, 6037, 6045, 6046, 6050, 6056, 6061, 6082, 6085, 6086, 6114, 6116, 6119, 6120, 6158, 6163, 6168, 6175, 6426, 6478, 6495, 6754, 6756, 6763, 6770 and 7289 Block (B.L & L.R.O) : Barasat II, Mouza: Matiagacha, J.L No. 187, Police Station: Barasat, District Registry Office & Additional District Sub Registrar: Barasat, District North 24 Parganas West Bengal, India, described in the following manner:

District	Mouza	J.L No.	Block & Police Station	Classification	R.S./L.R. Dag No.	L.R Khatian No.	Total Plot Area
North 24 Parganas	Matiagacha	187	Barasat	Shali	4292/5210	Several Khatians	631 decimal

DATED: 01ST DECEMBER 2023

REPORT PREPARED FOR

DTC GROUP PRIVATE LIMITED

- REPORT PREPARED BY : -



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THANK YOU		

LEGAL DUE DILIGENCE & SEARCH REPORT

A. PROPERTY:

ALL THAT piece and parcel of land having its L.R. classification as "Sali" admeasuring a Total Plot Area of 631 Decimal) comprised in R.S. Plot No. 4292/5210 corresponding to L.R Plot No. 4292/5210 under L.R Khatian No. 2649, 2651, 2653, 2654, 2665, 2667, 2669, 3890, 3957, 3957/1, 3972/1, 4030, 4031, 4332, 4508, 4996, 5833, 5835, 5837, 5838, 5864, 5872, 5879, 5881, 5891, 5892, 5894, 5901, 5918, 5919, 5940, 5942, 5947, 5949, 5950, 5957, 5958, 5960, 5961, 5962, 5963, 5965, 5967, 5968, 6006, 6011, 6012, 6015, 6016, 6037, 6045, 6046, 6050, 6056, 6061, 6082, 6085, 6086, 6114, 6116, 6119, 6120, 6158, 6163, 6168, 6175, 6426, 6478, 6495, 6754, 6756, 6763, 6770 and 7289, Block (B.L & L.R.O) : Barasat II, Mouza: Matiagacha, J.L No. 187, Police Station: Barasat, District Registry Office & Additional District Sub Registrar: Barasat, District North 24 Parganas West Bengal, India, described in the following manner:

District	Mouza	J.L No.	Block & Police Station	Classification	R.S./L.R. Dag No.	L.R Khatian No.	Total Plot Area
North 24 Parganas	Matiagacha	187	Barasat	Shali	4292/5210	Several Khatians	631 decimal

B. GENERAL SCOPE OF WORK:

Our scope of work involves a review of the relevant and available documents, records and area of searches as specified by the client in relation to the property having its L.R classification as "Sali" admeasuring a Total Plot Area of 631 Decimal comprised in R.S. Plot No. 4292/5210 corresponding to L.R Plot No. 4292/5210 under L.R Khatian No. 2649, 2651, 2653, 2654, 2665, 2667, 2669, 3890, 3957, 3957/1, 3972/1, 4030, 4031, 4332, 4508, 4996, 5833, 5835, 5837, 5838, 5864, 5872, 5879, 5881, 5891, 5892, 5894, 5901, 5918, 5919, 5940, 5942, 5947, 5949, 5950, 5957, 5958, 5960, 5961, 5962, 5963, 5965, 5967, 5968, 6006, 6011, 6012, 6015, 6016, 6037, 6045, 6046, 6050, 6056, 6061, 6082, 6085, 6086, 6114, 6116, 6119, 6120, 6158, 6163, 6168, 6175, 6426, 6478, 6495, 6754, 6756, 6763, 6770 and 7289, Block (B.L & L.R.O) : Barasat II, Mouza: Matiagacha, J.L No. 187, Police Station: Barasat, District Registry Office & Additional District Sub Registrar: Barasat, District North 24 Parganas West Bengal, India.

C. DOCUMENTS RECEIVED FROM CLIENT (PHOTOCOPIES):

A. R.S. R.o.R of Khatian No.1501 pertaining to Dag No.4292/5210

B. Documents of Ajet Baddi:

- Photocopy of Deed No.00334 of 2008, dated 14.12.2007
- Photocopy of Deed No.01284 of 2013, dated 29.02.2013
- Photocopy of Deed No.02339 of 2013, dated 11.04.2013
- Photocopy of Deed No.150202079 of 2018, dated 30.05.2018
- Photocopy of Deed No.190411934 of 2019, dated 19.12.2019
- Photocopy of Deed No.190405585 of 2019, dated 21.05.2019
- Legal Heir Certificate of Saramjan Bibi

C. Documents of Sahadat Baddi:

- Photocopy of Deed No.00327 of 2008, dated 28.12.2007
- Photocopy of Deed No.190404625 of 2016, dated 12.05.2016

D. Documents of Alimuddin Baidya:

- Photocopy of Deed No.190410915 of 2016, dated 26.10.2016

E. Documents of M/S Crescent Prime Infra:

- Photocopy of Deed No.190411926 of 2019, dated 19.12.2019
- Photocopy of Deed No.190411936 of 2019, dated 19.12.2019

F. Documents of Noor Ali Baidya:

- Photocopy of Deed No.152303096 of 2020, dated 20.02.2020
- Photocopy of Deed No.152300824 of 2021, dated 19.01.2021
- Photocopy of Deed No.190416877 of 2021, dated 13.12.2021
- Legal Heir Certificate of Noor Ali Baidya
- Legal Heir Certificate of Acheda Bibi alias Abeda Bibi

G. Documents of Sobahan Ali Baidya *alias* Chobahan Ali Baidya:

- Photocopy of Deed No.190304044 of 2019, dated 21.07.2019
- Photocopy of Deed No.152303082 of 2020, dated 20.02.2020
- Photocopy of Deed No.152303086 of 2020, dated 20.02.2020
- Legal Heir Certificate of **Sobahan Ali Baidya *alias* Chobahan Baidya**

H. Documents of Ahed Bax Baidya:

- Photocopy of Deed No.3085 of 2020, dated 14.02.2020

I. Documents of Karim Bax Baddi:

- Photocopy of Deed No.152303089 of 2020, dated 20.02.2020
- Photocopy of Deed No.190400101 of 2020, dated 04.10.2019
- Photocopy of Deed No.152303728 of 2020, dated 20.02.2020
- Legal Heir Certificate of Karim Baidya

J. Documents of Mujam Ali:

- Photocopy of Deed No.00326 of 2008, dated 14.12.2007

K. Documents of Rahim Box Baddi:

- Photocopy of Deed No.08957 of 2014, dated 25.11.2014

L. Documents of Ahed Box Baddi:

- Photocopy of Deed No.00040 of 2008, dated 14.11.2007
- Photocopy of Deed No.190204104 of 2019, dated 07.08.2019
- Photocopy of Deed No.190104519 of 2020, dated 11.09.2020
- Legal Heir Certificate of Ahed Box Baddi

M. Documents of Hedayet Ali Baddi:

- Photocopy of Deed No.03034 of 2014, dated 16.01.2009
- Photocopy of Deed No.07011 of 2014, dated 29.08.2014
- Photocopy of Deed No.13850 of 2023, dated 31.08.2023

N. Documents of Dedar Bax Baddi:

- Photocopy of Deed No.03009 of 2014, dated 23.04.2014
- Photocopy of Deed No.11007 of 2018, dated 04.10.2018
- Photocopy of Deed No.11008 of 2018, dated 14.10.2018
- Photocopy of Deed No.3068 of 2020, dated 26.02.2020
- Photocopy of Deed No.152303071 of 2020, dated 26.02.2020
- Photocopy of Deed No.08876 of 2014, dated 21.11.2014
- Photocopy of Deed No.04766 of 2014, dated 19.06.2014
- Legal Heir Certificate of Dedar Box Baddi alias Didar Box Baidya alias Didar Baidya

O. Documents of Sabur Ali Baddi:

- Photocopy of Deed No.3602 of 1988, dated 03.05.1988
- Photocopy of Deed No.190404623 of 2016, dated 12.05.2016
- Photocopy of Deed No.190404626 of 2016, dated 12.05.2016
- Photocopy of Deed No.150202084 of 2018, dated 30.05.2018
- Photocopy of Deed No.190411931 of 2019, dated 19.12.2019
- Photocopy of Deed No.190404566 of 2019, dated 24.04.2019
- Photocopy of Deed No.152303074 of 2020, dated 26.02.2020
- Photocopy of Deed No.152303075 of 2020, dated 26.02.2020
- Photocopy of Deed No.152306704 of 2023, dated 03.05.2023
- Photocopy of Deed No.0943 of 2015, dated 31.01.2015
- Photocopy of Deed No.4991 of 2008, dated 27.08.2008
- Photocopy of Deed No.5063 of 2001, dated 02.11.2001

P. Documents of Jiye Ali Baddi:

- Photocopy of Deed No.01733 of 2014, dated 26.10.2016
- Photocopy of Deed No.190411246 of 2016, dated 26.10.2016
- Photocopy of Deed No.190411138 of 2018, dated 04.10.2018
- Photocopy of Deed No.190411139 of 2018, dated 04.10.2018
- Photocopy of Deed No.190411935 of 2019, dated 19.12.2019
- Photocopy of Deed No.190403406 of 2019, dated 30.03.2019
- Photocopy of Deed No.152303067 of 2020, dated 26.02.2020
- Photocopy of Deed No.152303731 of 2020, dated 26.02.2020
- Photocopy of Deed No.08881 of 2014, dated 21.11.2014
- Photocopy of Deed No.5670 of 2013, dated 30.08.2013
- Photocopy of Deed No.5669 of 2013, dated 30.08.2013
- Legal Heir Certificate of Jiye Baidya

Q. Documents of Daulat Ali Baddi:

- Photocopy of Deed No.00080 of 2008, dated 14.11.2007
- Photocopy of Deed No.152302339 of 2020, dated 20.02.2020
- Photocopy of Deed No.190100286 of 2021, dated 02.12.2020

- Photocopy of Deed No.186 of 2001, dated 02.12.2020

R. Documents of Osman Baddi:

- Photocopy of Deed No.190404559 of 2019, dated 26.04.2019
- Photocopy of Deed No.08999 of 2014, dated 25.11.2014
- Legal Heir Certificate of Osman Baidya

S. Documents of Saheb Baddi:

- Legal Heir Certificate of Saheb Baidya
- Photocopy of Deed No.10916 of 2016, dated 26.10.2016
- Photocopy of Deed No.2081 of 2018, dated 30.05.2018
- Photocopy of Deed No.2083 of 2018, dated 30.05.2018
- Photocopy of Deed No.11928 of 2019, dated 19.12.2019
- Photocopy of Deed No.3070 of 2020, dated 26.02.2020
- Photocopy of Deed No.3069 of 2020, dated 26.02.2020
- Photocopy of Deed No.5618 of 2023, dated 15.03.2023

T. Documents of Swakat Ali Baddi alias Saudat Baidat:

- Photocopy of Deed No.00079 of 2008, dated 14.11.2007
- Photocopy of Deed No.190104515 of 2020, dated 05.09.2020

U. Documents of Ajibar Rahaman Baddi alias Ajibar Baidya and Habibar Rahaman Baddi alias Habibar Rahaman Baidya

- Photocopy of Deed No.00341 of 2008, dated 14.11.2007

V. Photocopy of Development Agreement dated 10.02.2023, Deed No.1798 of 2023

W. Photocopy of Development Power of Attorney dated 25.02.2023, being Deed No. 2557 for the year 2023

X. Photocopy of Development Agreement dated 10.02.2023, Deed No. 01793 for the year 2023

Y. Photocopy of Development Power of Attorney dated 25.02.2023, being Deed No. 2562 for the year 2023

Z. L.R. R.o.R of Dag No.4292/5210

D. DEVOLUTION OF TITLE

1. All that the piece and parcel of land having its Classification as "Sali" admeasuring an area of **631** Decimal of land situated in R.S Dag No. 4292/5210 under Mouza: **Matiagacha**, J.L No. 187, Thana: Barasat, Touzi No. 1552, District 24 Parganas was jointly owned possessed and recorded in the names of **Ajet Baddi, Sahadat Baddi, Ebadat Baddi** all sons of Aanej Baddi, **Noor Ali Baddi, Sobahan Baddi, Ahad Baddi, Karim Baddi, Mujam Ali Baddi** all sons of Ejahar Baddi, **Rahim Baux Baddi, Ahed Baux Baddi, Hedayet Ali Baddi, Dedar Baux Baddi** all sons of Hemat Ali Baddi, **Sabur Ali Baddi, Jiyer Ali Baddi** both sons of Chanu Baddi, **Doulat Baddi, Osman Baddi, Saheb Baddi** all sons of Kader Baddi under R.S Khatian No. 1501

Name of R.S. Recorded Owners	Father's Name	Share	Area (in Decimal)
Ajet Baddi	Aanej Baddi	01 Anna	39.4375
Sahadat Baddi		01 Anna	39.4375
Ebadat Baddi		01 Anna	39.4375
Noor Ali Baddi	Ejahar Baddi	04 Gonda	7.8875
Sobahan Baddi		04 Gonda	7.8875
Ahad Baux Baddi		04 Gonda	7.8875
Karim Baux Baddi		04 Gonda	7.8875
Mujam Ali Baddi		04 Gonda	7.8875
Rahim Baux Baddi	Hemat Ali Baddi	01 Anna	39.4375
Ahed Baux Baddi		01 Anna	39.4375
Hedayet Ali Baddi		01 Anna	39.4375
Dedar Baux Baddi		01 Anna	39.4375
Sabur Ali Baddi	Chanu Baddi	02 Anna	78.875
Jiyer Ali Baddi		02 Anna	78.875
Doulat Baddi	Kader Baddi	1 Anna 6 Gonda 2 Kora 2 Kranti	52.58
Osman Baddi		1 Anna 6 Gonda 2 Kora 2 Kranti	52.58
Saheb Baddi		1 Anna 6 Gonda 2 Kora 2 Kranti	52.58

The photocopy of R.S. Khatian No.1501 is attached herewith and marked as **Annexure "A"**.

DEVOLUTION FROM THE OWNERSHIP OF AJET BADDI (39.4375 DECIMAL):

2. It appears from **Deed No.00334 of 2008, Deed No.2079 of 2018** and from **L.R. R.O.R of Dag No.4292/5210 dated 03.04.2013**, we ascertained that, While enjoying the possession, said **Ajet Baddi** son of Anez Baddi died intestate leaving behind his 2 (two) sons, namely, **Kasem Ali & Mansur Ali** and 1 (one) daughter **Saramjan Bibi**, who jointly inherited the share of Ajet Baddi in the said property:

Deceased	Legal Heirs	Share in Decimal
	Kasem Ali Baddi	15.775

Ajet Baddi	Mansur Ali Baidya	15.775
	Saramjan Bibi	7.88

3. By a Deed of Conveyance dated 30th May, 2018, said **Mansur Ali Baidya** son of Ajet Baddi sold, conveyed and transferred his share of land measuring **15.775 decimal** to **M/S Crescent Prime Infra** and which was registered in the office of D.S.R.-II, North 24 Parganas, recorded under Book No.I, Volume No.1502-2018, Pages from 60542 to 60579, being **Deed No.150202079 of 2018**.

The photocopy of **Deed No.150202079 of 2018** is attached herewith and marked as **Annexure "B"**.

4. By a Deed of Conveyance dated 19th December, 2019, **M/SCrescent Prime Infra** sold, conveyed and transferred all that piece and parcel of land measuring **15.775 decimal** in the said Property to **M/S Lazerjet Complex Private Limited (7.8875 decimal)& M/S Mahalon Construction Private Limited(7.8875 decimal)** and which was registered in the office of A.R.A-IV, Kolkata, and recorded under Book No.I, Volume No.1904-2020, Pages from 18341 to 18401, being **Deed No.190411934 of 2019**.

The photocopy of **Deed No. 190411934 of 2019** is attached herewith and marked as **Annexure "B-1"**.

5. By a Deed of Declaration dated 11.05.2023, said M/S. Lazerjet Complex Pvt. Ltd., Mahalon Construction Pvt. Ltd., Octal Complex Pvt. Ltd., Panchlok Realtors Pvt. Ltd., Trinabh Infrastructure Pvt. Ltd., Triwave Developers Pvt. Ltd., Kalyankari Niwas Pvt. Ltd. declared that there was certain inadvertent mistake occurred in Page No. 12, 13 & 14 of Deed No. 11934 of 2019 (Principle Deed) and same was corrected by this Deed of Declaration which was registered at the office of ARA –IV, Kolkata and recorded in Book IV, Volume No. 1904-2023, Pages from 3705 to 3721, being Deed No. 165 for the year 2023.

The photocopy of **Deed No.165 of 2023** is attached herewith and marked as **Annexure "B-2"**.

6. It appears from **Deed No.01284 of 2013**, said **Saramjan Bibi** daughter of Ajet Baddi, died intestate leaving behind 4 (four) sons, namely, Alimuddin Molla, Alauddin Molla, Mohiuddin Molla & Aminuddin Molla and 3 (three) daughters, namely, Ramicha Bibi, Khadija Bibi & Firoza Bibi, who jointly inherited the share of Saramjan Bibi in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
	Alimuddin Molla	Son	1.432

Saramjan Bibi	Alauddin Molla	Son	1.432
	Mohiuddin Molla	Son	1.432
	Aminuddin Molla	Son	1.432
	Ramicha Bibi	Daughter	0.7163
	Khadija Bibi	Daughter	0.7163
	Firoza Bibi	Daughter	0.7163

The photocopy of **Legal Heir Certificate of Saramjan Bibi** is attached herewith and marked as **Annexure "B-3"**.

7. Subsequently, by the Deed of Conveyance in bengali Language "*Saaf Bikroye Kobala*" dated 29.02.13, said **Alimuddin Molla, Alauddin Molla, Mohiuddin Molla, Ramicha Bibi, Khadija Bibi & Firoza Bibi** sold, conveyed and transferred all that piece and parcel of land measuring **6.45 decimal** in the said property to **Jaynal Abedin Baidya & Rejaul Shah**, which was registered in the office of A.D.S.R. Barasat and recorded under Book No.I, CD Volume No.5, Pages from 4300 to 4316, being **Deed No.01284 of 2013**.

The photocopy of **Deed No.01284 of 2013** is attached herewith and marked as **Annexure "B-4"**.

8. By a Deed of Conveyance in Bengali Language "*Saaf Bikroye Kobala*" dated 11.04.2013, said **Aminuddin Molla** sold, transferred and conveyed all that **1.434 decimal** in the said Property to **Jaynal Abedin Baidya & Rejaul Shah**, which was registered in the office of A.D.S.R. Barasat and recorded under Book No.I, CD Volume No.9, Pages from 2250 to 2262, being **Deed No.02339 of 2013**.

The photocopy of **Deed No. 02339 of 2013** is attached herewith and marked as **Annexure "B-5"**.

9. In the above mentioned circumstances, said **Jaynal Abedin Baidya & Rejaul Shah** became the owner of all that piece and parcel of land measuring **7.88 decimal** in the said property.

10. Subsequently, by a Deed of Conveyance dated 21st May, 2019, said **Jaynal Abedin Baidya & Rejaul Shah**, sold, conveyed and transferred all that piece and parcel of land measuring 7.88 decimal in the said property to **M/S Superwell Real Estate Pvt. Ltd.(3.2813 decimal) & M/S Shrawan Hirise Pvt. Ltd. (4.6062 decimal)**, which was registered in the office of A.R.A-IV, Kolkata and recorded under Book No.I, Volume No.1904-2019, Pages from 264190 to 364249, being **Deed No.190405585 of 2019**.

The photocopy of **Deed No. 190405585 of 2019** is attached herewith and marked as **Annexure "B-6"**.

11. It appears from **Deed No.00334 of 2008**, while enjoying possession said **Kasem Ali Baidya** died intestate leaving behind 6 (six) sons, namely, Daud Ali Baidya, Golam Ali Baidy, Taher Ali Baidya, Aref Ali Baidya, Raup Ali Baidya, Sukur Ali Baidya and 3 (three) daughters, namely, Jarina Bibi, Mursida Bibi and Farida Bibi, who jointly inherited the share of Kasem Ali Baidya in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Kasem Ali Baidya	Daud Ali Baidya	Son	2.1
	Golam Ali Baidy	Son	2.1
	Taher Ali Baidya	Son	2.1
	Aref Ali Baidya	Son	2.1
	Raup Ali Baidya	Son	2.1
	Sukur Ali Baidya	Son	2.1
	Jarina Bibi	Daughter	1.05
	Mursida Bibi	Daughter	1.05
	Farida Bibi	Daughter	1.05

12. Subsequently, by a Deed of Conveyance dated 14.12.2007, said **Daud Ali Baidya, Golam Ali Baidy, Taher Ali Baidya, Aref Ali Baidya, Raup Ali Baidya, Sukur Ali Baidya, Jarina Bibi, Mursida Bibi and Farida Bibi**, sold, conveyed and transferred all that piece and parcel of land measuring **15.775 decimal** in the said property to **Braja Kundu**, which was registered in the office of A.D.S.R, Barasat and recorded under Book No.I, CD Volume No.1, Pages from 5335 to 5351, being **Deed No.00334 of 2008**.

The photocopy of **Deed No. 00334 of 2008** is attached herewith and marked as **Annexure "B-7"**.

DEVOLUTION FROM THE OWNERSHIP OF SAHADAT BADDI (39.4375 DECIMAL):

13. It appears from **Deed No. 00327 of 2008, Deed No.4625 of 2016 and Deed No.11936 of 2019 and from L.R. R.O.R of Dag No.4292/5210 dated 03.04.2013** we have ascertained that, While enjoying the possession, said **Sahadat Baddi** son of Anej Baddi died intestate leaving behind his 3 (three) sons, namely, **Achmat Baddi, Khejmat Baddi & Kutub Ali Baddi**, who jointly inherited the share of Sahadat Baddi in the said property:

Deceased	Legal Heirs	Share in Decimal
Sahadat Baddi	Achmat Baddi	13.12
	Khejmat Baddi	13.12
	Kutub Ali Baddi	13.18

14. By a Deed of Conveyance dated 28.12.2007, said **Kutub Ali Baddi alias Kutubuddin** son of Sahadat Baddi sold, conveyed and transferred all that piece and parcel of land measuring **13.18 decimal** to **Braja Kundu**, which was registered in the office of A.D.S.R, Barasat, being **Deed No.00327 of 2008**.

The photocopy of **Deed No. 00327 of 2008** is attached herewith and marked as **Annexure "C"**.

15. By a Deed of Conveyance dated 12th May, 2016, said **Achmat Baddi** son of Sahadat Baddi sold, conveyed & transferred all that piece and parcel of land measuring **13.12 decimal** to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV, Kolkata and was recorded under Book No.I, Volume No.1904-2016, Pages from 174826 to 174864, being **Deed No.190404625 of 2016**.

The photocopy of **Deed No. 190404625 of 2016** is attached herewith and marked as **Annexure "C-1"**.

DEVOLUTION OF ALIMUDDIN BAIDYA ALIAS ALIMADDIN BAIDYA ALIAS AMINADDIN BADDY (39.44 DECIMAL):

16. It appears from **Deed No.10915 of 2016**, one **Alimuddin Baidya alias Alimaddin Baidya alias Aminaddin Baddy** son of Kader Baidyawas the owner of all that piece and parcel of land measuring **39.44 decimal** in the said property.

17. Subsequently, by a Deed of Conveyance dated 20th October, 2016, said **Alimuddin Baidya alias Alimaddin Baidya alias Aminaddin Baddy** son of late Kader Ali Baddi sold, transferred and conveyed all that piece and parcel of land measuring **39.44 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A.-IV, Kolkata and recorded under Book No.I, Volume No.1904-2016, Pages from 403276 to 403312, being **Deed No.190410915 of 2016**.

The photocopy of **Deed No.190410915 of 2016** is attached herewith and marked as **Annexure "D"**.

18. In the above mentioned circumstances, **M/S Crescent Prime Infra** became the owner of all that piece and parcel of land measuring **52.56 decimal** in the said property.

19. Subsequently, by another Deed of Conveyance dated 19th December, 2019, **M/S Crescent Prime Infra**, sold, conveyed and transferred all that piece and parcel of land measuring **36.994 decimal** to **M/S Evertime Residency Pvt. Ltd.(6.994 decimal)**, **M/S Hilmil Infracon Pvt. Ltd. (10 decimal)**, **M/S Indraloke Tradelink Pvt. Ltd. (10 decimal)&M/S Jota Builders Private Limited (10 decimal)**, which was registered in the office of A.R.A-IV, being **Deed No.190411926 of 2019**.

The photocopy of **Deed No.190411926 of 2019** is attached herewith and marked as **Annexure "E"**.

20. Subsequently, by a Deed of Conveyance dated 19th December, 2019, **M/S Crescent Prime Infra**, sold, conveyed and transferred all that piece and parcel of land measuring **15.556 decimal** to **M/S Mountview Advisory Services Pvt. Ltd.(5.566 decimal)&M/S Parrot Complex Private Limited (10 decimal)**, which was registered in the office of A.R.A-IV, being **Deed No.190411936 of 2019**.

The photocopy of **Deed No. 190411936 of 2019** is attached herewith and marked as **Annexure "E-1"**.

DEVOLUTION FROM THE OWNERSHIP OF NOOR ALI BAIDYA(7.8875 DECIMAL):

21. It appears from **Deed No.3096 of 2020**, said **Noor Ali Baidya** son of Ejahar Baddi died intestate leaving behind his wife Rakima Bibi (Khatun), 3 (three) sons Sahidul Islam, Mafidul Islam Baidya, Naimul Islam Baidya and 7 (seven) daughters Sahida Bibi, Lutfannesa Bibi, Acheda Bibi, Jabeda Bibi, Sajida Bibi, Mariam Bibi and Sakera Bibi, who jointly inherited who jointly inherited the share of **Noor Ali Baidya** in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Noor Ali Baidya	Rakima Bibi (Khatun)	Wife	0.985
	Sahidul Islam Baidya	Son	1.062
	Mafidul Islam Baidya	Son	1.062
	Naimul Islam Baidya	Son	1.062
	Sahida Bibi	Daughter	0.530
	Lutfannesa Bibi	Daughter	0.530
	Acheda Bibi alias Abeda Bibi	Daughter	0.530
	Jabeda Bibi	Daughter	0.530
	Sajida Bibi	Daughter	0.530
	Mariam Bibi	Daughter	0.530
	Sakera Bibi alias Mita	Daughter	0.530

	Bibi		
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The photocopy of **Legal Heir Certificate of Noor Ali Baidya** is attached herewith and marked as **Annexure "F"**.

22. It also appears from **Deed No.3096 of 2020**, While enjoying the possession, said **Sahidul Islam Baidya** son of Noor Ali Baidya died intestate leaving behind his son Sainul Islam Baidya and daughter Salima Baidya, who jointly inherited the share of Sahidul Islam Baidya in the said property:

Deceased	Legal Heirs	Share in Decimal
Sahidul Islam Baidya	Sainul Islam Baidya	0.353
	Salima Baidya	0.707

23. By a Deed of Conveyance dated 20th February, 2020, said Salima Baidya, Sainul Islam Baidya, Naimul Islam Baidya, Sahida Bibi, Sazida Khatun, Jobeda Khatun sold all that piece and parcel of land measuring **4.247 decimal**(Actual Entitlement : 3.712 Decimal) to **M/S Nexovant Estate LLP**, which is registered in the office of A.D.S.R, Rajarhat and recorded under Book No.I, Volume No.1523-2020, Pages from 139906 to 139970, being **Deed No.152303096 of 2020**.

The photocopy of **Deed No.152303096 of 2020** is attached herewith and marked as **Annexure "F-1"**.

24. It appears from **Deed No.824 of 2021**, While enjoying the possession, said **Acbeda Bibi alias Abeda Bibi** daughter of Noor Ali Baidya died intestate leaving behind his 4 (four) sons Nizamuddin, Kutubuddin, SK. Najima, Rabiul Mohammad and 2 (two) daughters Fatema Bibi & Najima Bibi, who jointly inherited the share of Acbeda Bibi *alias* Abeda Bibi in the said property:

Deceased	Legal Heirs	Share in Decimal
Acbeda Bibi	Nizamuddin	0.106
	Kutubuddin	0.106
	SK. Najima	0.106
	Rabiul Mohammad	0.106
	Fatema Bibi	0.053
	Najima Bibi	0.053

The photocopy of **Legal Heir Certificate of Acbeda Bibi alias Abeda Bibi** is attached herewith and marked as **Annexure "F-2"**.

25. Subsequently, by a Deed of Conveyance dated 19th January, 2021, said Nizamuddin, SK. Najimuddin, Rabiul Mohammad, Kutubuddin, Fatema Bibi, Najima Bibi, Mariyam Bibi and Mita Bibi alias Sakera Bibi sold, conveyed and transferred all that piece and parcel of land measuring **1.8202 decimal**(Actual Entitlement : 1.59 Decimal) to **M/S Skipper Vanijya Pvt. Ltd.** and which was registered in the office of A.D.S.R. Rajarhat recorded under Book No.I, Volume No.1523-2021, Pages from 47860 to 47936, being **Deed No.152300824 of 2021**.

The photocopy of **Deed No.152300824 of 2021** is attached herewith and marked as **Annexure "F-3"**.

26. By a Deed of Sale dated 13th December, 2021, **M/S Skipper Vanijya Pvt. Ltd.** sold, conveyed and transferred all that piece and parcel of land measuring **1.8202 decimal**(Actual Entitlement : 1.59 Decimal) in the said property to **M/S Sukhi Niwas Developers LLP**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2021, Pages from 766487 to 766515, being **Deed No.190416877 of 2021**.

The photocopy of **Deed No.190416877 of 2021** is attached herewith and marked as **Annexure "F-4"**.

DEVOLUTION FROM THE OWNERSHIP OF SOBAHAN ALI BAIDYA ALIAS CHOBAHAN BAIDYA (7.8875 DECIMAL):

27. It appears from **Deed No.3082 of 2020**, that while enjoying the possession, said **Sobahan Ali Baidya** alias **Chobahan Baidya** died intestate leaving behind 5 (five) sons Md. Ashraf Ali Baidya, Md. Yusuf Baidya, Abdul Mannan Baidya, Md. Liyakat Ali Baidya, Sajjat Ali Baidya, 2 (two) daughters Mabura Bibi alias Mabura Begum Mallick and Nasera Bibi, who jointly inherited the share of Chobahan Baidya in the said Property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Sobahan Ali Baidya alias Chobahan Baidya	Md. Ashraf Ali Baidya	Son	1.314
	Md. Yusuf Baidya	Son	1.314
	Abdul Mannan Baidya	Son	1.314
	Md. Liyakat Ali Baidya	Son	1.314
	Sajjat Ali Baidya	Son	1.314
	Mabura Bibi alias Mabura Begum Mallick	Daughter	0.657
	Nasera Bibi	Daughter	0.657

The photocopy of **Legal Heir Certificate of Sobahan Ali Baidya alias Chobahan Baidya** is attached herewith and marked as **Annexure "G"**.

28. By a Deed of Conveyance dated 21st July, 2019, said **Yusuf Ali Baidhya alias Yusub Ali Baidya alias Eusup Ali Baidyason** of Sobahan Ali Baidya *alias* Chobahan Baidya sold, transferred and conveyed all that piece and parcel of land measuring **1.314 decimal** in the said property to **M/S Panchwati Infracon Private Limited**, which was registered in the office of A.R.A-III, Kolkata, recorded under Book No.I, Volume No.1903-2019, Pages from 172275 to 172334, being **Deed No.190304044 of 2019**.

The photocopy of **Deed No.190304044 of 2019** is attached herewith and marked as **Annexure "G-1"**.

29. By a Deed of Conveyance dated 20th February, 2020, said **Md. Liyakat Baidya** son of Sobahan Ali Baidya *alias* Chobahan Baidya sold, conveyed and transferred all that piece and parcel of land measuring **1.31 decimal** in the said property to **M/S Morningvale Developers LLP**, which was registered in the office of A.D.S.R. Rajarhat, recorded under Book No.I, Volume No.1523-2020, Pages from 139607 to 139647, being **Deed No.152303082 of 2020**.

The photocopy of **Deed No.152303082 of 2020** is attached herewith and marked as **Annexure "G-2"**.

30. By a Deed of Conveyance dated 20th February, 2020, said **Abdul Mannan Baidya, Sajjat Baidya, Mabura Bibi alias Mabura Begum Mallick, Nasera Bibi** all son of Sobahan Ali Baidya *alias* Chobahan Baidya sold, conveyed and transferred all that piece and parcel of land measuring **3.94 decimal** in the said property to **M/S Nexovant Estate LLP**, which was registered in the office of A.D.S.R. Rajarhat, recorded under Book No.I, Volume No.1523-2020, Pages from 138474 to 138531, being **Deed No.152303086 of 2020**.

The photocopy of **Deed No. 152303086 of 2020** is attached herewith and marked as **Annexure "G-3"**.

31. By a Deed of Conveyance dated 23rd December, 2022, said **Mucha Baidya & Icha Ali Baidya** both sons of Ashraf Ali Baidya sold, conveyed and transferred all that piece and parcel of land measuring **0.2858 decimal** in the said property to **Sabina Begum**, which was registered in the office of A.D.S.R. Rajarhat, recorded under Book No.I, Volume No.1523-2022, Pages from 776155 to 776179, being **Deed No.20793 of 2022**.

DEVOLUTION FROM THE OWNERSHIP OF AHED BOX BAIDYA SON OF EJA HAR BADDI (7.8875 DECIMAL):

32. It appears from **Deed No.3085 of 2020**, while enjoying the possession, said **Ahed Box Baidya** died intestate leaving behind his 2 (two) sons, namely, Akbar Ali Baidya, Apchar Ali Baidya and 4 (four) daughters, namely, Hachina Bibi, Marjina Bibi, Manyara Bibi and Aklima Bibi, who jointly inherited the share of Ahed Box Baidya in the said property.

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Ahad Box Baidya	Akbar Ali Baidya	Son	1.971
	Apchar Ali Baidya	Son	1.971
	Hachina Bibi	Daughter	0.985
	Marjina Bibi	Daughter	0.985
	Manyara Bibi	Daughter	0.985
	Aklima Bibi	Daughter	0.985

33. By a Deed of Conveyance dated 14th February, 2020, said **Akbar Ali Baidya, Apchar Ali Baidya, Hachina Bibi, Marjina Bibi, Manyara Bibi, Aklima Bibi** sold, conveyed and transferred all that piece and parcel of land measuring **7.8875 decimal** in the said property to **M/S Morningvale Developers LLP**, which was registered in the office of A.D.S.R. Rajarhat, North 24 Parganas, being **Deed No.3085 of 2020**.

The photocopy of **Deed No.3085 of 2020** is attached herewith and marked as **Annexure "H"**.

DEVOLUTION FROM THE OWNERSHIP OF KARIM BOX BADDI (7.8875 DECIMAL):

34. It appears from **Deed No.3089 of 2020**, while enjoying the possession, said **Karim Box Baddi** died intestate leaving behind his 3 (three) sons, namely, Kamaruddin Baidya, Kaju Baidya, Kamal Baidya and 5 (five) daughters, namely, Fultusi Bibi, Sabiron Bibi, Rakiman Bibi, Safia Bibi and Sahanara Bibi, who jointly inherited the share of Karim Box Baddi in the said Property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Karim Box Baddi	Kamaruddin Baidya	Son	1.433
	Kajumuddin Baidya	Son	1.433
	Kamaluddin Baidya	Son	1.433
	Fultusi Bibi	Daughter	0.716
	Sabiron Bibi	Daughter	0.717
	Rakiman Bibi	Daughter	0.717
	Safia Bibi @ Sapiya Bibi	Daughter	0.717
	Sahanara Bibi	Daughter	0.717

The photocopy of **Legal Heir Certificate of Karim Box Baddi** is attached herewith and marked as **Annexure "I"**.

35. By a Deed of Conveyance dated 20th February, 2020, said **Fultusi Begam, Sabiran Bibi, Rakiman Khatun, Sapiya Bibi Molla alias Safia Bibi, Sahanara Bibi** all daughters of Karim Box Baddi sold, transferred and conveyed all that piece and parcel of land measuring **3.5852 decimal** in the said property to **M/S Moderniva Promoters LLP** which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1523-2020, Pages from 139971 to 140024, being **Deed No.152303089 of 2020**.

The photocopy of **Deed No.152303089 of 2020** is attached herewith and marked as **Annexure "I - 1"**.

36. By a Deed of Conveyance dated 4th October, 2019, said **Kamaruddin Baidyason** of Karim Box Baddi sold, transferred and conveyed all that piece and parcel of land measuring **1.433 decimal** in the said property to **M/S Navyog Developers Pvt. Ltd.** which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2020, Pages from 25323 to 25361, being **Deed No.190400101 of 2020**.

The photocopy of **Deed No.190400101 of 2020** is attached herewith and marked as **Annexure "I - 2"**.

37. By a Deed of Conveyance dated 20th February, 2020, said **Kaju Muddin Baidya & Kamaluddin Baidya** son of Karim Box Baddi sold, transferred and conveyed all that piece and parcel of land measuring **3.5852 decimal (Actual Entitlement : 2.866 Decimal)** in the said property to **M/S Moderniva Promoters LLP** which was registered in the office of A.D.S.R- Barasat, recorded under Book No.I, Volume No.1523-2020, Pages from 162665 to 162709, being **Deed No.152303728 of 2020**.

The photocopy of **Deed No.152303728 of 2020** is attached herewith and marked as **Annexure "I-3"**.

DEVOLUTION FROM THE OWNERSHIP OF MUJAM ALI BADDI ALIAS MOJAMMEL BAIDYA (7.8875 DECIMAL):

38. By a Deed of Conveyance dated 14th December, 2007, said **Mujam Ali Baddi alias Mojammel Baidya** sold, transferred and conveyed all that piece and parcel of land measuring **7.8875 decimal** in the said property to **Braja Kundu** which was registered in the office of A.D.S.R, Barasat, being **Deed No.00326 of 2008**.

The photocopy of **Deed No.00326 of 2008** is attached herewith and marked as **Annexure "J"**.

DEVOLUTION FROM THE OWNERSHIP OF RAHIM BOX BADDI (39.4375 DECIMAL):

39. It appears from **Deed No.08957 of 2014**, said **Rahim Box Baddi** died intestate leaving behind his wife Baidya Aymon Bibi, 1 (one) son Rashidul Baidya and 2 (two) daughters Sabera Bibi and Chayera Bibi, who jointly inherited the share of Rahim Box Baddi in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Rahim Box Baddi	Baidya Aymon Bibi	Wife	4.929
	Rashidul Baidya	Son	17.254
	Sabera Bibi	Daughter	8.625
	Chayera Bibi	Daughter	8.625

40. By a Deed of Conveyance dated 25.11.2014, said **Baidya Aymon Bibi, Rashidul Baidya, Sabera Bibi and Chayera Bibi** sold, transferred and conveyed all that piece and parcel of land measuring **39.4375 decimal** in the said property to **Rosewood Real Estate Pvt. Ltd.** which was registered in the office of A.D.S.R, Barasat, recorded under Book No.I, CD Volume No.57, Pages from 2734 to 2769, being **Deed No.08957 of 2014**.

The photocopy of **Deed No.08957 of 2014** is attached herewith and marked as **Annexure "K"**.

DEVOLUTION FROM THE OWNERSHIP OF AHED BOX BADDI SON OF HEMAT ALI BADDI (39.4375 DECIMAL):

41. While enjoying the possession, said **Ahed Box Baddi** died intestate leaving behind 4 (four) sons, namely, Ohab Baidya, Siddique Baidya alias Siddikali, Sirajul Baidya, Riyajul Baidya and 2 (two) daughters, namely, Rehena Bibi alias Rehena Molya & Rejina Bibi, who jointly inherited the share of Ahed Bax Baddi in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Ahed Bax Baddi	Ohab Baidya	Son	7.8875
	Siddique Baidya alias Siddikali	Son	7.8875
	Sirajul Baidya	Son	7.8875
	Riyajul Baidya	Son	7.8875
	Rehena Bibi alias Rehena Molya	Daughter	3.943
	Rejina Bibi	Daughter	3.943

The photocopy of **Legal Heir Certificate of Ahed Bax Baddi** is attached herewith and marked as **Annexure "L"**.

42. By a Deed of Conveyance dated 14th November, 2007, said **Ohab Baidya, Siddique Baidya alias Siddikali, Sirajul Baidya, Riyajul Baidya, Rehena Bibi** sold, conveyed and transferred all that piece and parcel of land measuring an area of **35.4938 decimal** in the said property to **M/S Shree Ram Buildrop Pvt. Ltd.**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, CD Volume No.1, Pages from 956 to 973, being **Deed No.00040 of 2008**.

The photocopy of **Deed No.00040 of 2008** is attached herewith and marked as **Annexure "L-1"**.

43. By a Deed of Conveyance dated 11.09.2020, said **M/S Shree Ram Buildrop Pvt. Ltd.** sold, conveyed and transferred all that piece and parcel of land measuring an area of **35.4938 decimal** in the said property to **M/S Housemover Realtors LLP (5.4900 decimal), M/S Homeplan Hirise LLP (10 decimal), M/S Homeroof Estate LLP (10 decimal), M/S Hosthome Builders LLP (10 decimal)**, which was registered in the office of A.R.A-I, Kolkata, recorded under Book No.I, Volume No.1901-2020, Pages from 239221 to 239231, being **Deed No.190104519 of 2020**

The photocopy of **Deed No.190104519 of 2020** is attached herewith and marked as **Annexure "L-2"**.

44. By a Deed of Conveyance dated 7th August, 2019, said **Rajina Bibi** daughter of **Ahed Bax Baddi** sold, conveyed and transferred all that piece and parcel of land measuring an area of **3.943 decimal** in the said property to **M/S Namchi Devcon Pvt. Ltd.**, which was registered in the office of A.R.A-II, Kolkata, recorded under Book No.I, Volume No.1902-2019, Pages from 156130 to 156174, being **Deed No.190204104 of 2019**.

The photocopy of **Deed No.190204104 of 2019** is attached herewith and marked as **Annexure "L-3"**.

DEVOLUTION FROM THE OWNERSHIP OF HEDAYET BADDI (BAIDYA) HAVING SHARE OF 39.4375 DECIMAL:

45. It appears from **Deed No.07011 of 2014**, while enjoying the possession, said **Hedayet Baddi (Baidya)** died intestate leaving behind his 2 (two) wives, namely, **Saleya Bibi alias Saleha Bibi & Saharun Bibi**, 7 (seven) sons, namely **Salauddin Baidya, Ashirik Iqbal Baidya, Azharuddin Baidya, Mamun Baidya, Sabir Ali Baidya, Azim Ali Baidya, Amir Ali Baidya & 7 (seven) daughters**, namely, **Runa Laila Khatun, Ferdousi Laila Khatun, Sahanaz Bibi, Firoza**

Bibi, Rashida Bibi, Mafuza Khatun, Mafuza Bibi *alias* Masuda Bibi, who jointly inherited the share of Hedayet Baddi (Baidya) in the said Property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Hedayet Baddi (Baidya)	Saleya Bibi <i>alias</i> Saleha Bibi	Wife	2.46
	Saharun Bibi	Wife	2.46
	Salauddin Baidya	Son	3.285
	Ashirik Iqbal Baidya	Son	3.285
	Azharuddin Baidya	Son	3.285
	Mamun Baidya	Son	3.285
	Sabir Ali Baidya	Son	3.285
	Amir Ali Baidya	Son	3.285
	Azim Ali Baidya	Son	3.285
	Runa Laila Khatun	Daughter	1.644
	Ferdousi Laila Khatun	Daughter	1.644
	Sahanaz Bibi	Daughter	1.644
	Firoza Bibi	Daughter	1.644
	Rashida Bibi	Daughter	1.644
	Mafuza Khatun	Daughter	1.644
	Mafuza Bibi <i>alias</i> Masuda Bibi	Daughter	1.644

46. By a Deed of Conveyance dated 16.02.2009, said **Saleya Bibi *alias* Saleha Bibi** wife of Hedayet Baddi (Baidya), **Salauddin Baidya, Ashirik Iqbal Baidya, Azharuddin Baidya, Mamun Baidya, Runa Laila Khatun, Ferdousi Laila Khatun** represented by their Constituted Attorney **Taslima Bibi** wife of Safikul Ali Baidya (**Power of Attorney dated 25.05.2007 which was registered in the office of Sub-Registrar, Bidhannagar, recorded under Book No.IV, Volume No.1, Pages from 2357 to 2369, being Deed No.00374**) sold, transferred and conveyed all that piece and parcel of land measuring **18.89 decimal** in the said property to **Safikul Ali Baddi** which was registered in the office of District Sub-Registrar-II, North 24 Parganas, recorded under Book No.I, CD Volume No.7, Pages from 839 to 851, being **Deed No.03034 of 2014**.

The photocopy of **Deed No.03034 of 2014** is attached herewith and marked as **Annexure "M"**.

47. By a Deed of Conveyance dated 29.08.2014, said **Safikul Ali Baidya** sold, transferred and conveyed all that piece and parcel of land measuring **18.89 decimal** in the said property to **M/S Exin Realty Private Limited**, which was registered in the office of District Sub-

Registrar, Barasat, recorded under Book No.I, CD Volume No.45, Pages from 1687 to 1701, being **Deed No.07011 of 2014**.

The photocopy of **Deed No.07011 of 2014** is attached herewith and marked as **Annexure "M-1"**.

48. It appears from **Deed No.13850 of 2023**, While enjoying the possession, said Mafuza Khatoon died unmarried and intestate leaving behind her mother Shaharun Bibi, 3 (three) brothers, namely, Sabir Ali Baidya, Amir Ali Baidya, Azim Ali Baidya and 4 (four) sisters, namely, Sahanaj Begum, Firoja Bibi, Mafuza Bibi *alias* Masuda Bibi and Rasida Bibi, who jointly inherited the share of Mafuza Khatun.

49. By a Registered Deed of Conveyance dated 31.08.2023, said Shaharun Bibi, Sabir Ali Baidya, Amir Ali Baidya, Azim Ali Baidya, Sahanaj Begum, Firoja Bibi, Mafuza Bibi *alias* Masuda Bibi and Rasida Bibi sold transferred and conveyed **20.43 decimal** in the said property to **M/S Bismuth Commercial Private Limited**, which was registered in the office of A.D.S.R- Rajarhat and recorded under Book No.I, Volume No.1523-2023, Pages from 463478 to 463513, being **Deed No.152313850 of 2023**.

The photocopy of **Deed No.152313850 of 2023** is attached herewith and marked as **Annexure "M-2"**.

DEVOLUTION FROM THE OWNERSHIP OF DEDAR BOX BADDI ALIAS DIDAR BOX BADDI (39.4375 DECIMAL):

50. It appears from **Deed No.03009 of 2014**, while enjoying the possession said **Dedar Box Baddi alias Didar Box Baddi** died intestate leaving his 4 (four) sons, namely, Mohidul Islam Baidya, Sariful Baidya, Rafikul Baidya, Safikul Baidya and 3 (three) daughters, namely, Ashia Bibi, Arjina Bibi, Nazima Bibi and wife Ayatan Bibi, who jointly inherited the share of Dedar Box Baddi alias Didar Box Baddi in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Dedar Box Baddi alias Didar Box Baddi	Mohidul Islam Baidya	Son	6.274
	Sariful Baidya	Son	6.274
	Rafikul Baidya	Son	6.274
	Safikul Baidya	Son	6.274
	Ashia Bibi	Daughter	3.135
	Arjina Bibi	Daughter	3.135

	Nazima Bibi	Daughter	3.135
	Ayatan Bibi	Wife	4.929

The photocopy of **Legal Heir Certificate of Dedar Box Baddi alias Didar Box Baddi** is attached herewith and marked as **Annexure "N"**.

51. By a Deed of Conveyance dated 23rd April, 2014, said **Sariful Baidya** sold transferred and conveyed all that piece and parcel of land measuring an area of **6.274 decimal** in the said property to **M/S Exin Realty Private Limited**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, CD Volume No.19, Pages from 491 to 506, being **Deed No.03009 of 2014**.

The photocopy of **Deed No.03009 of 2014** is attached herewith and marked as **Annexure "N-1"**.

52. By a Deed of Conveyance dated 4th October, 2018, said **M/S Exin Realty Private Limited** sold transferred and conveyed all that piece and parcel of land measuring an area of **6.274 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV,Kolkata, recorded under Book No.I, Volume No.1904-2018, Pages from 430748 to 430789, being **Deed No.190411007 of 2018**.

The photocopy of **Deed No.190411007 of 2018** is attached herewith and marked as **Annexure "N-2"**.

53. Subsequently, by a Deed of Conveyance dated 26th February, 2020, **M/S Crescent Prime Infra**, sold, transferred and conveyed all that piece and parcel of land measuring an area of **6.274 decimal** in the said Plot to **M/S Upnveta Builder LLP**, which was registered in the office of A.D.S.R. Rajarhat, recorded under Book No.I, Volume No.1523-2020, pages from 138926 to 138957, being **Deed No.152303068 of 2020**.

The photocopy of **Deed No.152303068 of 2020** is attached herewith and marked as **Annexure "N-3"**.

54. By a Deed of Conveyance dated 19.06.2014, said **Mohidul Islam Baidya** sold transferred and conveyed all that piece and parcel of land measuring an area of **6.28 decimal** in the said property to **M/S Exin Realty Private Limited**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, CD Volume No.29, Pages from 1869 to 1884, being **Deed No.04766 of 2014**.

The photocopy of **Deed No.04766 of 2014** is attached herewith and marked as **Annexure "N-4"**.

55. Subsequently By a Deed of Conveyance dated 4.10.2018, said **M/S Exin Realty Private Limited** sold transferred and conveyed all that piece and parcel of land measuring an area of **6.28 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2018, Pages from 430790 to 430829, being **Deed No.190411008 of 2018**.

The photocopy of **Deed No.190411008 of 2018** is attached herewith and marked as **Annexure "N-5"**.

56. Subsequently, by a Deed of Conveyance dated 26th February, 2020, **M/S Crescent Prime Infra**, sold, transferred and conveyed all that piece and parcel of land measuring an area of **6.28 decimal** in the said Plot to **M/S Yashila Developers LLP**, which was registered in the office of A.D.S.R. Rajarhat, recorded under Book No.I, Volume No.1523-2020, pages from 139063 to 139096, being **Deed No.152303071 of 2020**.

The photocopy of **Deed No.152303071 of 2020** is attached herewith and marked as **Annexure "N-6"**.

57. By a Deed of Conveyance dated 21.11.2014, said **Orgila Bibi alias Abdul Argina Bibi** sold, transferred and conveyed all that piece and parcel of land measuring an area of **3.135 decimal** in the said property to **M/S Rosewood Real Estate Pvt. Ltd.**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, CD Volume No.57, Pages from 1547 to 1574, being **Deed No.08876 of 2014**.

The photocopy of **Deed No.08876 of 2014** is attached herewith and marked as **Annexure "N-7"**.

DEVOLUTION FROM THE OWNERSHIP OF SABUR ALI BADDI (78.875 DECIMAL):

58. It appears from **Deed No.5063 of 2001**, by a Deed of Conveyance dated 07.09.1993, said Sabur Ali Baddi sold **33 decimal** in the said property to one **Abadat Ali** son of Sekh Akkaz Ali, which was registered in the office of Sub-Registrar Bidhannagar, recorded under Book No.1, being Deed No.7377 for the year 1993. (**Not Valid**)

59. Subsequently, by a Deed of Conveyance dated 02.11.2001, said **Abadat Ali** sold 33 decimal in the said property to **Lalmoti Molla**, which was registered in the office of A.D.S.R

Barasat, recorded under Book No.I, Volume No.99, Pages from 215 to 220, being **Deed No.5063 of 2001. (Not Valid)**

The photocopy of **Deed No. 5063 of 2001** is attached herewith and marked as **Annexure "O"**.

60. By a Deed of Conveyance dated 03.05.1988, said **Sabur Ali Baddi** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16.50 decimal** in the said property to **Abdul Hamid Mallick, Abdul Rashid Mallick and Abed Ali Mallick**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, Volume No.63, Pages from 7 to 14, being **Deed No.3602 of 1988**.

The photocopy of **Deed No.3602 of 1988** is attached herewith and marked as **Annexure "O-1"**.

61. By a Deed of Conveyance dated 24th April, 2019, said **Abdul Rashid Molla alias Rashid Ali Mallick** sold, transferred and conveyed all that piece and parcel of land measuring an area of **5 decimal** in the said property to **M/S Pankaj Management Services Pvt. Ltd.**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2019, Pages from 207013 to 207051, being **Deed No.190404566 of 2019**.

The photocopy of **Deed No.190404566 of 2019** is attached herewith and marked as **Annexure "O-2"**.

62. Subsequently, by a Deed of Conveyance dated 30.05.2018, said **Md. Abdul Hamid Mallick & Abed Ali Mallick** sold, transferred and conveyed all that piece and parcel of land measuring an area of **15.78 decimal** (Actual Entitlement : 11 Decimal) in the said property to **Crescent Prime Infra**, which was registered in the office of D.S.R.-II, North 24 Parganas, recorded under Book No.I, Volume No.1502-2018, Pages from 60691 to 60732, being **Deed No.150202084 of 2018**.

The photocopy of **Deed No.150202084 of 2018** is attached herewith and marked as **Annexure "O-3"**.

63. Subsequently, by a Deed of Conveyance dated 26th February, 2020, **M/S Crescent Prime Infra** sold, transferred and conveyed all that piece and parcel of land measuring an area of **15.78 decimal** (Actual Entitlement : 11 Decimal) in the said property to **Primedale Estates LLP (10 decimal) {Valid Purchase Area 7.32}**, **M/S Newleigh Developers LLP (3 decimal) {Valid Purchase Area 1.83}**, **M/S Housebricks Constructions LLP (2.78 decimal) {Valid Purchase Area 1.83}**, which was registered in the office of A.D.S.R., Rajarhat, recorded under

Book No.I, Volume No.1523-2020, Pages from 139097 to 139132, being **Deed No.152303074 of 2020**.

The photocopy of **Deed No. 152303074 of 2020** is attached herewith and marked as **Annexure "O-4"**.

64. It appears from **Deed No.4626 of 2016**, said **Sabur Ali Baddi** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16 decimal** in the said property to **Innat Ali Mallick**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, Volume No.46, Pages from 317 to 324, being **Deed No.3198 of 1988. (Not Valid)**

65. It appears from **Deed No.4626 of 2016**, that **Innat Ali Mallick** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16 decimal** in the said property to one **Julfikar Sha**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, CD Volume No.5, Pages from 21 to 30, being **Deed No.0138 of 2003. (Not Valid)**

The photocopy of **Deed No.138 of 2003** is attached herewith and marked as **Annexure "O-5"**.

66. By a Registered Deed of Conveyance dated 12th May 2016 **Julfikar Sha** sold, transferred and conveyed 16 decimal in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A.-IV, Kolkata, recorded under Book No.I, Volume No.1904-2016, Pages from 178952 to 178989, being Deed No.190404626 of 2016. **(Not Valid)**

The photocopy of **Deed No.4626 of 2016** is attached herewith and marked as **Annexure "O-6"**.

67. By a Deed of Conveyance dated 26th February, 2020, **M/S Crescent Prime Infra** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16 decimal** in the said property to **M/S Sequoia Towers LLP (10 decimal) & M/S Swansgeen Developers LLP (6 decimal)**, which was registered in the office of A.D.S.R, Rajarhat, recorded under Book No.I, Volume No.1523-2020, Pages from 139133 to 139166, being **Deed No.152303075 of 2020. (Not Valid)**

The photocopy of **Deed No. 152303075 of 2020** is attached herewith and marked as **Annexure "O-7"**.

68. Subsequently, by a Deed of Conveyance dated 27.08.2008, said **Innat Ali Mallick** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16 decimal** in the said property to **Uttam Har Chowdhury**, which was registered in the office of A.D.S.R. Barasat, being **Deed No.4991 of 2008. (Not Valid)**

The photocopy of **Deed No. 4991 of 2008** is attached herewith and marked as **Annexure “O-8”**.

69. It appears from Deed No.6704 of 2023, said Sabur Ali Baddi sold, transferred and conveyed all that piece and parcel of land measuring an area of **16.47 decimal** in the said property to **Shek Atiyar Rahaman**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, Volume No.46, Pages from 325 to 332, being **Deed No.3190 of 1988. (Not Valid)**

By a Deed of Conveyance dated 3rd May, 2023, said **Shek Atiyar Rahamansold**, transferred and conveyed all that piece and parcel of land measuring an area of **16.47 decimal** in the said property to **M/S Bismuth Commercial Private Limited**, which was registered in the office of A.D.S.R. Rajarhat, recorded under Book No.I, Volume No.1523-2023, Pages from 226740 to 226760, being **Deed No.152306704 of 2023. (Not Valid)**

The photocopy of **Deed No.152306704 of 2023** is attached herewith and marked as **Annexure “O-9”**.

70. It appears from **Deed No.4623 of 2016**, said **Sabur Ali Baidya** died intestate leaving behind his wife Achiya Bibi, 4 (four) daughters, namely, Chhaliya Bibi, Joynab Bibi, Rahima Bibi *alias* Rahima Molla, Halima Bibi and 2 (two) sons, namely, Saiful Baidya and Phayjulla Baidya, who jointly inherited the share of Sabur Ali Baidya in the said property.

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Sabur Ali Baddi	Saiful Baidya	Son	13.6
	Phayjulla Baidya	Son	13.6
	Chaliya Bibi	Daughter	6.8
	Joynab Bibi	Daughter	6.8
	Rahima Bibi @ Molla	Daughter	6.8
	Halima Bibi	Daughter	6.8
	Achiya Bibi	Wife	7.8

71. By a Deed of Conveyance dated 31.01.2015, said **Chhaliya Bibi, Joynab Bibi, Rahima Bibi alias Rahima Molla, Halima Bibi, Saiful Baidya and Phayjulla Baidya** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16.50 decimal** in the said property to **Ashad Ali Molla**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, CD Volume No.6, Pages from 2586 to 2622, being **Deed No.0943 of 2016**.

The photocopy of **Deed No.0943 of 2016** is attached herewith and marked as **Annexure "O-10"**.

72. By a Deed of Conveyance dated 12.05.2016, said **Ashad Ali Molla** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16.50 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No. 1904-2016, Pages from 174746 to 174784, being **Deed No.190404623 of 2016**.

The photocopy of **Deed No.190404623 of 2016** is attached herewith and marked as **Annexure "O-11"**.

73. Subsequently, by another Deed of Conveyance dated 19.12.2019, said **M/S Crescent Prime Infra** sold, transferred and conveyed all that piece and parcel of land measuring an area of **16.50 decimal** in the said property to **M/S Mountview Advisory Services Pvt. Ltd. (4.434 decimal)**, **M/S Honeybee Devcon Pvt. Ltd. (10 decimal)**, **M/S Lazerjet Complex Pvt. Ltd.(2.0660 decimal)**, which was registered in the office of A.R.A-IV, Kolkata, being **Deed No.190411931 of 2019**.

The photocopy of **Deed No.190411931 of 2019** is attached herewith and marked as **Annexure "O-12"**.

DEVOLUTION FROM THE OWNERSHIP OF JIYER ALI BADDI ALIAS JIYER ALI BAIDYA (78.875 DECIMAL):

74. It appears from Deed No.11246 of 2016, said **Jiyer Ali Baddi alias Jiyer Ali Baidya** sold, transferred and conveyed all that piece and parcel of land measuring an area of **40 decimal** in the said property to **Amir Ali Baidya**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, Volume No.12, pages from 175 to 178, being **Deed No.00131 of 2003. (Not Valid)**

75. By Deed of Conveyance dated 26.10.2016, said **Amir Ali Baidya** sold, transferred and conveyed all that piece and parcel of land measuring an area of **40 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2016, Pages from 409387 to 409422, being **Deed No.190411246 of 2016. (Not Valid)**

The photocopy of **Deed No.190411246 of 2016** is attached herewith and marked as **Annexure "p"**.

76. Subsequently, By Deed of Conveyance dated 19.12.2019, M/S **Crescent Prime Infra** sold, transferred and conveyed all that piece and parcel of land measuring an area of **40 decimal** in the said property to M/S **Aakav Devcon Pvt. Ltd. (10 decimal)**, M/S **Amazing Residency Pvt. Ltd. (10 decimal)**, M/S **Bemishal Promoters Pvt. Ltd. (10 decimal)**, M/S **Bhootnath Housing Pvt. Ltd. (10 decimal)**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2020, Pages from 18405 to 18461, being **Deed No.190411935 of 2019. (Not Valid)**

The photocopy of **Deed No.190411935 of 2019** is attached herewith and marked as **Annexure "P-1"**.

77. It appears from **Deed No.01733 of 2014**, while enjoying the possession, said **Jiyer Ali Baddi alias Jiyer Ali Baidya** died intestate leaving behind his 3 (three) sons, namely, Akbar Ali Baidya, Nijam Ali Baidya, Jainal Abedin Baidya, 2 (two) daughters, namely, Jayera Bibi, Fatema Bibi and wife Johiron Bibi, who jointly inherited the share of **Jiyer Ali Baddi alias Jiyer Ali Baidya** in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Jiyer Ali Baddi alias Jiyer Ali Baidya	Akbar Ali Baidya	Son	17.25
	Nijam Ali Baidya	Son	17.25
	Jainal Abedin Baidya	Son	17.25
	Jayera Bibi	Daughter	8.63
	Fatema Bibi	Daughter	8.63
	Johiron Bibi	Wife	9.86

The photocopy of **Legal Heir Certificate of Jiyer Ali Baddi** is attached herewith and marked as **Annexure "P-2"**.

78. By Deed of Conveyance dated 07.03.2014, said **Jaynal Abedin Baidya** sold, transferred and conveyed all that piece and parcel of land measuring an area of **17.25 decimal** in the said property to M/S **Exin Realty Pvt. Ltd.**, which was registered in the office of A.D.S.R, Barasat, recorded under Book No.I, CD Volume No.11, Pages from 1889 to 1907, being **Deed No.01733 of 2014**.

The photocopy of **Deed No.01733 of 2014** is attached herewith and marked as **Annexure "P-3"**.

79. Subsequently, by Deed of Conveyance dated 30.03.2019, said **M/S Exin Realty Pvt. Ltd.** sold, transferred and conveyed all that piece and parcel of land measuring an area of **36.14 decimal** in the said property to **M/S Anju Promoters (10 decimal)**, **M/S Bhavsagar Niwas Pvt. Ltd. (10 decimal)**, **M/S Daylight Distributors Pvt. Ltd. (10 decimal)**, **M/S Desire Sales Pvt. Ltd. (6.14 decimal)**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2019, Pages from 168985 to 169044, being **Deed No.190403406 of 2019**.

The photocopy of **Deed No.190403406 of 2019** is attached herewith and marked as **Annexure "P-4"**.

80. By a Deed of Conveyance dated 30.08.2013, said **Nijam Ali Baidya** sold, transferred and conveyed all that piece and parcel of land measuring an area of **17.25 decimal** in the said property to **Raja Saha**, which was registered in the office of A.D.S.R, Barasat, recorded under Book No.I, CD Volume No.24, Pages from 1 to 18, being **Deed No.05670 of 2013**.

The photocopy of **Deed No. 05670 of 2013** is attached herewith and marked as **Annexure "P-5"**.

81. By Deed of Conveyance dated 04.10.2018, said **Raja Saha** sold, transferred and conveyed all that piece and parcel of land measuring an area of **17.25 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2018, Pages from 434582 to 434621, being **Deed No.190411138 of 2018**.

The photocopy of **Deed No.190411138 of 2018** is attached herewith and marked as **Annexure "P-6"**.

82. Subsequently, by Deed of Conveyance dated 26.02.2020, said **M/S Crescent Prime Infra** sold, transferred and conveyed all that piece and parcel of land measuring an area of **17.25 decimal** in the said property to **M/S Strive Developers LLP (10 decimal)**, **M/S Swansgeen Developers LLP (4 decimal)**, **M/S Yashila Developers LLP (3.25 decimal)**, which was registered in the office of A.D.S.R, Barasat, recorded under Book No.I, Volume No.1523-2020, Pages from 162920 to 162955, being **Deed No.152303731 of 2020**.

The photocopy of **Deed No. 152303731 of 2020** is attached herewith and marked as **Annexure "P-7"**.

83. By a Deed of Conveyance dated 30.08.2013, said **Jayera Bibi, Fatema Bibi and Johiron Bibi** sold, transferred and conveyed all that piece and parcel of land measuring an area of **27.11**

decimal in the said property to **Raja Saha**, which was registered in the office of A.D.S.R, Barasat, recorded under Book No.I, CD Volume No.23, Pages from 1760 to 1779, being **Deed No.05669 of 2013**.

The photocopy of **Deed No.05669 of 2013** is attached herewith and marked as **Annexure “P-8”**.

84. By Deed of Conveyance dated 04.10.2018, said **Raja Saha** sold, transferred and conveyed all that piece and parcel of land measuring an area of **27.11 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2018, Pages from 434622 to 434661, being **Deed No.190411139 of 2018**.

The photocopy of **Deed No.190411139 of 2018** is attached herewith and marked as **Annexure “P-9”**.

85. Subsequently, by Deed of Conveyance dated 26.02.2020, said **M/S Crescent Prime Infra** sold, transferred and conveyed all that piece and parcel of land measuring an area of **27.11 decimal** in the said property to **M/S Housebricks Construction LLP (7.11 decimal)**, **M/S Kingion Builders LLP (10 decimal)**, **M/S Buildnest Complex LLP (10 decimal)**, which was registered in the office of A.D.S.R, Rajarhat, recorded under Book No.I, Volume No.1523-2020, Pages from 138992 to 139027, being **Deed No.152303067 of 2020**.

The photocopy of **Deed No.152303067 of 2020** is attached herewith and marked as **Annexure “P-10”**.

86. By Deed of Conveyance dated 8881 of 2014, said **Akbar Ali Baidya** sold, transferred and conveyed all that piece and parcel of land measuring an area of **17.25 decimal** in the said property to **Rosewood Real Estate Pvt. Ltd.**, which was registered in the office of A.D.S.R, Barasat, recorded under Book No.I, CD Volume No.58, Pages from 1931 to 1957, being **Deed No.08881 of 2014**.

The photocopy of **Deed No.08881 of 2014** is attached herewith and marked as **Annexure “P-11”**.

DEVOLUTION FROM THE OWNERSHIP OF KADER BADDI (157.74 DECIMAL):

87. One **Kader Baddi** died intestate leaving behind his wife Jamila Bibi and 4 (four) sons, namely, Daulat Baddi, Osman Baddi, Saheb Baddi and Alimuddin Baddi, who jointly inherited the share of Kader Baddi

in the said property, later on Jamila Bibi also died and left her 4 (four) sons, Daulat Baddi, Osman Baddi, Saheb Baddi and Alimuuddin Baddi, who jointly inherited the share of Jamila Bibi in the said Property and recorded their names in the R.S. Parcha but the name of Alimuuddin is not recorded in the R.S. R.O.R.

(*Note: This is to notify that the scenario was confirmed by the Purchasers verbally)

88. By a Deed of Gift dated 09.01.2001, said **Daulat Ali Baidya** made a gift of land admeasuring an area of 39.4375 Decimal in the said property in favour of his 4 (four) daughters Meleka Khatun, Sufia Khatun, Rokeya Khatun and Selima Khatun, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, Volume No.2, Pages from 349 to 358, being **Deed No.186 of 2001**.

The photocopy of **Deed No.186 of 2001** is attached herewith and marked as **Annexure "Q"**.

89. By Deed of Conveyance dated 14.11.2007, said **Meleka Bibi, Rokeya Khan, Selima Khansold**, transferred and conveyed all that piece and parcel of land measuring an area of **29.578 decimal** in the said property to **M/S Sitaram Buildrop Pvt. Ltd.**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, CD Volume No.1, Pages from 1446 to 1461, being **Deed No.00080 of 2008**.

The photocopy of **Deed No.00080 of 2008** is attached herewith and marked as **Annexure "Q-1"**.

90. Subsequently, by Deed of Conveyance dated 02.12.2020, **M/S Sitaram Buildrop Pvt. Ltd.**, sold, transferred and conveyed all that piece and parcel of land measuring an area of **29.578 decimal** in the said property to **M/S Luxerior Developers LLP (9.5800 decimal), M/S Nexovant Conclave LLP (10 decimal), M/S Ninthquater Promoters LLP (10 decimal)**, which was registered in the office of A.R.A-IKolkata, recorded under Book No.I, Volume No.1901-2021, Pages from 32478 to 32489, being **Deed No.190100286 of 2021**.

The photocopy of **Deed No.190100286 of 2021** is attached herewith and marked as **Annexure "Q-2"**.

91. By Deed of Conveyance dated 20.02.2020, said **Sufia Bibisold**, transferred and conveyed all that piece and parcel of land measuring an area of **10.4746 decimal (Actual Entitlement :9.85 Decimal)** in the said property to **M/S Oakside Realty LLP (10 decimal){Actual Entitled Area: 9.5 Decimal}**, **M/S Morningvale Developers LLP (0.4746 decimal){Actual Entitled Area: 0.35 Decimal}**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, Volume No.1523-2020, Pages from 107851 to 107888, being **Deed No.152302339 of 2020**.

The photocopy of **Deed No.152302339 of 2020** is attached herewith and marked as **Annexure "Q-3"**.

92. It appears from **Deed No.4559 of 2019**, while enjoying possession, said **Osman Baddi** died intestate leaving behind his son Idrish Baidya and daughter Tarafdar Hazira Bibi, who jointly inherited the share of Osman Baddi in the said property:

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Osman Baddi	Idrish Baidya	Son	26.29
	Tarafdar	Daughter	13.14
	Hazira Bibi		

The photocopy of **Legal Heir Certificate of Osman Baddi** is attached herewith and marked as **Annexure "R"**.

93. By Deed of Conveyance dated 26.04.2019, said **Idris Baidyasold**, transferred and conveyed all that piece and parcel of land measuring an area of **26.29 decimal** in the said property to **M/S Orchid Infracon Pvt. Ltd. (10 decimal)**, **M/S Orchid Realcon Pvt. Ltd. (10 decimal)**, **M/S Pankaj Management Services Pvt. Ltd. (2.4317 decimal)**, **M/S Desire Sales Pvt. Ltd. (3.8600 decimal)**, which was registered in the office of A.R.A-IV, Kolkata, recorded under Book No.I, Volume No.1904-2019, Pages from 209074 to 209121, being **Deed No.190404559 of 2019**.

The photocopy of **Deed No.190404559 of 2019** is attached herewith and marked as **Annexure "R-1"**.

94. By Deed of Conveyance dated 25.11.2014, said **Hajira Bibi alias Tarafdar Hajira Bibi** sold, transferred and conveyed all that piece and parcel of land measuring an area of **13.14 decimal** in the said property to **M/S Rosewood Real Estate Pvt. Ltd.**, which was registered in the office of A.D.S.R. Barasat, recorded under Book No.I, CD Volume No.58, Pages from 646 to 671, being **Deed No.08999 of 2014**.

The photocopy of **Deed No.08999 of 2014** is attached herewith and marked as **Annexure "R-2"**.

95. It appears from Deed No.2083 of 2018, while enjoying the possession, said **Saheb Baddy** died intestate leaving behind his wife Rijia Bibi, 4 (four) daughters, namely, Sobratan Bibi, Ayantan Bibi, Jamatan Bibi, Najima Bibi and only son, Romjan Baidya, who jointly inherited the share of Saheb Baddy in the said property.

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Saheb Baddy	Rijia Bibi	Wife	4.93
	Sobratana Bibi	Daughter	5.75
	Ayantan Bibi	Daughter	5.75
	Jamatan Bibi	Daughter	5.75
	Najima Bibi	Daughter	5.75
	Romjan Baidya	Son	11.50

The photocopy of **Legal Heir Certificate** is attached herewith and marked as **Annexure "S"**.

96. Subsequently, by a Deed of Conveyance dated 30.05.2018, said Ramjan Ali Baidya, sold, transferred and conveyed all that piece and parcel of land measuring **11.66 decimal (Actual Entitlement : 11.5 Decimal)** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of D.S.R-II, North 24 Parganas and recorded under Book No.I, Volume No.1502-2018, pages from 61013 to 61049, being **Deed No.150202083 of 2018**.

The photocopy of **Deed No.150202083 of 2018** is attached herewith and marked as **Annexure "S-1"**.

97. By a Deed of Conveyance dated 26.02.2020, **M/S Crescent Prime Infra**, sold, transferred and conveyed all that piece and parcel of land measuring **11.66 decimal** in the said property to **M/S Xelva Hirise LLP (10 decimal)**, **M/S Upnveta Builder LLP (1.5 decimal)**, which was registered in the office of A.D.S.R, Rajarhat and recorded under Book No.I, Volume No.1523-2020, pages from 139028 to 139062, being **Deed No.152303070 of 2020**.

The photocopy of **Deed No.152303070 of 2020** is attached herewith and marked as **Annexure "S-2"**.

98. By a Deed of Conveyance dated 26.10.2016, said **Sobratana Bibi, Ayatan Bibi, Jamatan Bibi and Najima Bibi**, sold, transferred and conveyed all that piece and parcel of land measuring **23.006 decimal** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of A.R.A-IV, Kolkata and recorded under Book No.I, Volume No.1904-2016, pages from 403313 to 403377, being **Deed No.190410916 of 2016**.

The photocopy of **Deed No.190410916 of 2016** is attached herewith and marked as **Annexure "S-3"**.

99. By a Deed of Conveyance dated 15.03.2023, said **Ayatan Bibi** sold, transferred and conveyed **5.75 decimal** in the said property (Entitled Area : 0 Decimal) to one **Pramod Shaw**, which was registered in the office of A.D.S.R- Rajarhat, recorded under Book No.I, Volume No.1523-2023, Pages from 194664 to 194684, being **Deed No.152305618 of 2023. (Invalid Transfer)**

The photocopy of **Deed No.152305618 of 2023** is attached herewith and marked as **Annexure "S-4"**.

100. By a Deed of Conveyance dated 19.12.2019, said **M/S Crescent Prime Infra**, sold, transferred and conveyed all that piece and parcel of land measuring **23.006 decimal** in the said property to **M/S Butterfly Advisory Services Pvt. Ltd. (10 decimal)**, **M/S Clock Tradelink Pvt. Ltd. (10 decimal)**, **M/S Evertime Residency Pvt. Ltd. (3.006 decimal)**, which was registered in the office of A.R.A-IV, Kolkata and recorded under Book No.I, Volume No.1904-2020, pages from 18232 to 18281, being **Deed No.190411928 of 2019**.

The photocopy of **Deed No.190411928 of 2019** is attached herewith and marked as **Annexure "S-5"**.

101. By a Deed of Conveyance dated 30.05.2018, said **Rijia Bibi**, sold, transferred and conveyed all that piece and parcel of land measuring **5 decimal (Actual Entitlement Area: 4.93 Decimal)** in the said property to **M/S Crescent Prime Infra**, which was registered in the office of D.S.R-II, North 24 Parganas and recorded under Book No.I, Volume No.1502-2018, pages from 60580 to 60616, being **Deed No.150202081 of 2018**.

The photocopy of **Deed No.150202081 of 2018** is attached herewith and marked as **Annexure "S-6"**.

102. By a Deed of Conveyance dated 26.02.2020, said **M/S Crescent Prime Infra**, sold, transferred and conveyed all that piece and parcel of land measuring **5 decimal** in the said property to **M/S Newleigh Developers LLP (3 decimal), M/S Upnveta Builder LLP (2 decimal)**, which was registered in the office of A.D.S.R, Rajarhat and recorded under Book No.I, Volume No.1523-2020, pages from 138958 to 138991, being **Deed No.152303069 of 2020**.

The photocopy of **Deed No. 152303069 of 2020** is attached herewith and marked as **Annexure "S-7"**.

DEVOLUTION FROM THE OWNERSHIP OF SWAKAT ALI BADDI OF 19.75 DECIMAL (This is to notify that the ownership devolution of Swakat Ali Baddi, Ajibar Rahaman Baddi *alias* Ajibar Baidya And Habibar Rahaman Baddi *Alias* Habibar Rahaman Baidya has been drawn as per the representation by our client):

103. While enjoining the possession, said **Ebadat Baddi** son of Anez Baddi sold, conveyed and transferred 39.4375 decimal to one Lal Banu Bibi.

104. By a Deed of Conveyance, said Lal Banu Bibi sold 19.75 Decimal out of 39.4375 decimal to one Swakat Ali Baddi and remaining 19.75 Decimal out of 39.4375 decimal was transferred to Masiyar Rahaman, Habibar Rahaman & Ajibar Rahaman

105. Subsequently, by a Deed of Conveyance dated 14.11.2007, said **Swakat Ali Baddi** sold, transferred and conveyed all that piece and parcel of land measuring **19.75 decimal** in the said property to **M/S AMB Realtors Pvt. Ltd.**, which was registered in the office of A.D.S.R, Barasat and recorded under Book No.I, Volume No.1, pages from 1433 to 1445, being **Deed No.00079 of 2008**.

The photocopy of **Deed No.00079 of 2008** is attached herewith and marked as **Annexure "T"**.

106. By a Deed of Conveyance dated 05.09.2020, said **M/S AMB Realtors Pvt. Ltd.** sold, transferred and conveyed all that piece and parcel of land measuring **19.75 decimal** in the said property to **M/S Newleigh Developers LLP (2.25 decimal)**, **M/S Birchbury Hirise LLP (3.7500 decimal)**, **M/S Homemover Buildcon LLP (3.7500 decimal)**, **M/S Homepad Realtors LLP (10 decimal)**, which was registered in the office of A.R.A-I, Kolkata and recorded under Book No.I, Volume No.1901-2021, pages from 8412 to 8425, being **Deed No.190104515 of 2020**.

The photocopy of **Deed No.190104515 of 2020** is attached herewith and marked as **Annexure "T-1"**.

107. By a Deed of Conveyance dated 14.12.2007, said **Ajibar Rahaman Baddi alias Ajibar Baidya and Habibar Rahaman Baddi alias Habibar Rahaman Baidya** sold, transferred and conveyed all that piece and parcel of land measuring **13.12 decimal** in the said property to **Braja Kundu**, which was registered in the office of A.D.S.R, Barasat, being **Deed No.00341 of 2008**.

The photocopy of **Deed No.00341 of 2008** is attached herewith and marked as **Annexure "U"**.

108. By a Registered Development Agreement dated 10.02.2023, **M/S Aakav Devcon Private Limited & 35 Ors.** Company (Owner) entered into a Development Agreement for development of All that piece and parcel of land admeasuring 4526.22 Decimal in the said Property into Residential cum Commercial Building with **DTC Projects Private Limited** (Developer) and the said Development Agreement was registered in the Office of A.R.A-II, recorded under Book No. I,

CD Volume No. 1902-2023, Pages 64792 to 64841, being Deed No. 01798 for the year 2023.

The photocopy of **Deed No. 01798 of 2023** is attached herewith and marked as **Annexure "V"**.

109. By a Registered Development Power of Attorney dated 25.02.2023, **M/S Aakav Devcon Private Limited & 35 Ors.** Company (Owner) has granted power to **DTC Projects Private Limited** (Developer) with respect to land admeasuring an area of 4526.22 Decimal in the said Property and the said Development Power of Attorney was registered at the Office of A.R.A-II, recorded under Book No. I, Volume No. 1902-2023, Pages 87886 to 87919, being **Deed No. 2557 for the year 2023**.

The photocopy of **Deed No. 2557 for the year 2023** is attached herewith and marked as **Annexure "W"**.

110. By a Registered Development Agreement dated 10.02.2023, **M/S Aalayam Estates LLP & 52 Ors.** Company (Owner) entered into a Development Agreement for development of All that piece and parcel of land admeasuring 4526.22 Decimal in the said Property into Residential cum Commercial Building with **DTC Projects Private Limited** (Developer) and the said Development Agreement was registered in the Office of A.R.A-II, recorded under Book No. I, CD Volume No. 1902-2023, Pages 64479 to 64533, being Deed No. 01793 for the year 2023.

The photocopy of **Deed No. 01793 for the year 2023** is attached herewith and marked as **Annexure "X"**.

111. By a Registered Development Power of Attorney dated 25.02.2023, **M/S Aalayam Estates LLP & 52 Ors.** Company (Owner) has granted power to **DTC Projects Private Limited** (Developer) for All that piece and parcel of land admeasuring 4526.22 Decimal in the said Property and the said Development Power of Attorney was registered at the Office of A.R.A-II, recorded under Book No. I, Volume No. 1902-2023, Pages 88025 to 88051, being **Deed No. 2562 for the year 2023**.

The photocopy of **Deed No. 2562 for the year 2023** is attached herewith and marked as **Annexure "Y"**.

NAME OF PRESENT OWNER AS PER TITLE DOCUMENTS:

Present Owner	Valid Purchase Area (In Decimal)	Mutated Area (In Decimal)
Lazerjet Complex Pvt. Ltd.	$7.8875 + 2.066 = 9.95$	7.7613
Mahalon Construction Pvt. Ltd.	7.8875	10.039
M/S Superwell Real Estate Pvt. Ltd.	3.2813	3.2813
Shrawan Hirise Pvt. Ltd.	4.6062	4.48
Braja Kundu	$15.775 + 13.18 + 7.8875 + 13.12 = 49.9625$	49.97
Khejmat Baddi	13.12	13.12
Evertime Residency Pvt. Ltd.	$6.994 + 3.006 = 10$	9.9698
Hilmil Infracon Pvt. Ltd.	10	10.0329
Indraloke Tradelink Pvt. Ltd.	10	10.2853
Jota Builders Private Limited	10	10.222
Mountview Advisory Services Pvt. Ltd.	$5.566 + 4.434 = 10$	9.96
Parrot Complex Private Limited	10	10.0329
Nexovant Estate LLP	$3.712 + 3.94 = 7.652$	18.1087
Sukhi Nivas Developers LLP	1.59	1.7668
Rakima Bibi w/o Noor Ali Baidya	0.985	Not Mutated
Mafidul Islam Baidya s/o Noor Ali Baidya	1.062	Not Mutated
Lutfannessa Bibi d/o Noor Ali Baidya	0.53	Not Mutated
Panchwati Infracon Private Limited	1.314	1.3251
Morningvale Developers LLP	$1.31 + 7.8875 + 0.35 = 9.5475$	9.15
Sabina Begum	0.2858	Not Mutated
Other legal heirs of Ashraf Ali	1.0377	Not Mutated
Moderniva Promoters LLP	$3.5852 + 2.866 = 6.4512$	6.3731
Navyog Developers Pvt. Ltd.	1.433	1.5144
Rosewood Real Estate Pvt. Ltd.	$39.4375 + 3.135 + 17.25 + 13.14 = 72.9625$	72.9436
Housemover Realtors LLP	5.49	Not Mutated
Homeplan Hirise LLP	10	9.9698
Homeroof Estate LLP	10	9.9698
Hosthome Builders LLP	10	9.9698
Namchi Devcon Pvt. Ltd.	3.943	Not Mutated
Bismuth Commercial Private Limited	20.43	16.4691
Upnveta Builder LLP.	$6.274 + 1.5 + 02 = 9.774$	9.9
Yashila Developers LLP	$6.28 + 3.25 = 9.53$	9.465
Rafikul Baidya	6.274	Not Mutated
Safikul Baidya	6.274	Not Mutated
Ashia Bibi	3.135	Not Mutated
Nazima Bibi	3.135	Not Mutated
Ayatan Bibi	4.929	Not Mutated
Abdul Rashid Molla	0.5	Not Mutated
Pankaj Management Services Pvt. Ltd.	$05 + 2.4317 = 7.4317$	10.3484
Primedale Estates LLP	7.32	9.9698
Newleigh Developers LLP	$1.83 + 3 + 2.25 = 7.08$	8.1399
Housebricks Constructions LLP	$1.83 + 7.11 = 8.94$	9.9067
Honeybee Devcon Pvt. Ltd.	10	10.0329

Sariful Baidya	11.24	Not Mutated
Phayjullah Baidya	11.24	Not Mutated
Chaliya Bibi	4.44	Not Mutated
Joynab Bibi	4.44	Not Mutated
Rahima Bibi	4.44	Not Mutated
Halima Bibi	4.44	Not Mutated
Achiya Bibi	5.44	Not Mutated
Anju Promoters	10	9.5281
Bhavsagar Niwas Pvt. Ltd.	10	9.5281
Daylight Distributors Pvt. Ltd.	10	9.5281
Desire Sales Pvt. Ltd.	6.14+ 3.86 = 10	9.7174
Strive Developers LLP	10	9.9698
Swansgeen Developers LLP	04	9.9698
Kingion Builders LLP	10	9.9698
Buildnest Complex LLP	10	9.9698
Luxerior Developers LLP	9.58	9.0233
Nexovant Conclave LLP	10	Not Mutated
Ninthquater Promoters LLP	10	9.9698
Oakside Realty LLP	9.5	10.4746
Orchid Infracon Pvt. Ltd.	10	10.1591
Orchid Realcon Pvt. Ltd.	10	10.1591
Xelva Hirise LLP	10	9.9698
Butterfly Advisory Services Pvt. Ltd.	10	10.22
Clock Tradelink Pvt. Ltd.	10	10.1591
Birchbury Hirise LLP	3.75	3.7229
Homemover Buildcon LLP	3.75	3.7229
Homepad Realtors LLP	10	9.9698
Masiyar Rahaman	6.58	6.5624
TOTAL : 630.68 DECIMAL		

NAME OF PRESENT OWNER AS PER L.R RECORD OF RIGHTS

R.S/L.R dag No.	L.R Khatian No.	Name of Owners	Share	Area recorded (in decimal)	Total Area of the Plot (in decimal)	Remark
4292/5 210	2649	Saramjan Bibi	0.0002	0.1262	631	Entire area transferred
	2651	Khejmat Baddi	0.0208	13.12		Correctly Mutated
	2653	Noor Ali Baddi	0.0030	1.893		Rakima Bibi, Mafidul Islam Baddi & Lutfannessa Bibi as a

					legal heir is left with 2.577 Decimal
2654	Chobahan Baddi	0.0022		1.3882	Md. Ashraf Ali Baddi is left with the share of 1.314 Decimal by inheritance from his father Chobahan Ali Baddi
2665	Osman Ali Baddi	0.0001		0.0631	Entire area transferred
2667	Ramjan Ali Baddi	0.0002		0.1262	Entire area transferred
2669	Masiar Rahaman Baddi	0.0104		6.5624	Correctly Mutated
3890	AMB Realtors Pvt. Ltd.	0.0002		0.1262	Entire area transferred
3957	Exin Realty Pvt. Ltd	0.0026		1.6406	Entire area transferred
3957/1	Raja Saha	0.0001		0.0631	Entire area transferred
3972/1	Rosewood Real Estate	0.1156		72.9436	Correctly Mutated
4030	Sitaram Developer Pvt. Ltd.	0.0045		2.8395	Entire area transferred & the company's name should be

					Sitaram Buildrop Pvt. Ltd.
4031	Shree Ram Buildcon Pvt. Ltd.	0.0064	4.0384		Entire area transferred
4332	Crescent Prim Infra	0.0096	6.0576		Entire area transferred
4508	Braja Kundu	0.0792	49.9752		Correctly Mutated
4996	Crescent Prim Infra	0.0013	0.8203		Entire area transferred
5833	Shrawan Hirise Pvt. Ltd.	0.0071	4.4801		Correctly Mutated
5835	Orchid Infracon Pvt. Ltd.	0.0161	10.1591		Correctly Mutated
5837	Pankaj Managem ent Pvt. Ltd.	0.0039	2.4609		Correctly mutated
5838	Orchid Realcon Pvt. Ltd.	0.0161	10.1591		Correctly mutated
5864	Superwell Realty Pvt. Ltd.	0.0052	3.2812		Correctly mutated
5872	Desire Sales Pvt. Ltd.	0.0154	9.7174		Correctly Mutated
5879	Pankaj Managem ent Pvt. Ltd.	0.0125	7.8875		Purchased 05 Decimal of land
5881	Panchwat	0.0021	1.3251		Correctly

	i Infracon Pvt. Ltd.				mutated
5891	Akav Devcon Pvt. Ltd.	0.0162		10.2222	Invalid Transfer
5892	Amazing Residenc y Pvt. Ltd.	0.0162		10.2222	Invalid Transfer
5894	Anju Promoter s Pvt. Limited	0.0151		9.5281	Purchased 10 Decimal of land
5901	Bemishal Promoter s Pvt. Ltd.	0.0162		10.2222	Invalid Transfer
5918	Bhavsaga r Niwas Pvt. Ltd.	0.0151		9.5281	Purchased 10 Decimal
5919	Daylight Distribut ors Pvt. Ltd.	0.0151		9.5281	Purchased 10 Decimal
5940	Evertime Residenc y Pvt. Ltd.	0.0158		9.9698	Correctly Mutated
5942	Indraloke Tradelink Pvt. Ltd.	0.0163		10.2853	Correctly Mutated
5947	Mountvie w Advisory Services Pvt. Ltd.	0.0088		5.5528	Correctly Mutated
5949	Lazerjet Complex Pvt. Ltd.	0.0091		5.7421	Purchased 9.88

5950	Lazerjet Complex Pvt. Ltd.	0.0032	2.0192	
5957	Mahalon Construct ion Pvt. Ltd.	0.0159	10.0329	Purchased 7.8875 Decimal of land
5958	Bhootnat h Housing Pvt. Ltd.	0.0159	10.0329	Invalid Transfer
5960	Parrot Complex Pvt. Ltd.	0.0159	10.0329	Correctly Mutated
5961	Clock Tradelink Pvt. Ltd.	0.0161	10.1591	Correctly Mutated
5962	Honeybee Dealcom Pvt. Ltd.	0.0159	10.0329	Correctly Mutated
5963	Hilmil Infracon Pvt. Ltd.	0.0159	10.0329	Correctly Mutated
5965	Mountvie w Advisory Services Pvt. Ltd.	0.0070	4.417	Correctly Mutated
5967	Butterfly Advisory Services Pvt. Ltd.	0.0162	10.2222	Correctly Mutated
5968	Jota Builders Pvt. Ltd.	0.0162	10.2222	Correctly Mutated
6006	Moderniv a Promoter s LLP	0.0101	6.3731	Correctly Mutated

6011	Xelva Hirise LLP	0.158	9.9698	Correctly Mutated
6012	Housebri cks Construct ion LLP	0.0157	9.9067	Correctly Mutated
6015	Upnveta Builders LLP	0.0031	1.9561	Correctly Mutated
6016	Yashila Developer s LLP	0.0150	9.465	Correctly Mutated
6037	Upnveta Builders LLP	0.0126	7.9506	Correctly Mutated
6045	Nexovant Estate LLP	0.0287	18.1097	Purchased 7.652 Decimal
6046	Birchbur y Hirise LLP	0.0059	3.7229	Correctly Mutated
6050	Homepla n Hirise LLP	0.0158	9.9698	Correctly Mutated
6056	Swansgee n Developer s LLP	0.0064	4.0384	Correctly Mutated
6061	Morningv ale Developer s LLP	0.0020	1.262	Correctly Mutated
6082	Primedale Estate LLP	0.0158	9.9698	Purchased 7.32 Decimal
6085	Homepad Realtors LLP	0.0158	9.9698	Correctly Mutated

	6086	Homemover Buildcon LLP	0.0059	3.7229	Correctly Mutated
	6114	Buildnest Complex LLP	0.0158	9.9698	Purchased 5.01 Decimal
	6116	Ninthquarter Promoters LLP	0.0158	9.9698	Correctly Mutated
	6119	Homeroof Estate LLP	0.0158	9.9698	Correctly Mutated
	6120	Newleigh Developers LLP	0.0129	8.1399	Purchased 7.08 Decimal of land
	6158	Sequoia Towers LLP	0.0075	4.7325	Purchased 10 Decimal of land
	6163	Luxerior Developers LLP	0.0143	9.0233	Purchased 9.58 Decimal of land
	6168	Homemover Realtors LLP	0.0087	5.4897	No Documents provided
	6175	Kingion Builders LLP	0.0158	9.9698	Correctly Mutated
	6426	Swansgeen Developers LLP	0.0094	5.9314	Invalid Transfer
	6478	Oakside Realty LLP	0.0166	10.4746	Purchased 9.5 Decimal of land

6495	Strive Developer s LLP	0.0158	9.9698	Correctly Mutated
6754	Navyog Developer s Pvt. Ltd.	0.0024	1.5144	Correctly Mutated
6756	Hosthome Builders LLP	0.0158	9.9698	Correctly Mutated
6763	Morningvale Developer s LLP	0.0125	7.8875	Correctly mutated
6770	Sukhi Niwas Developer s LLP	0.0028	1.7668	Purchased 1.59 Decimal of land
7289	Bismuth Commercial Pvt. Ltd.	0.0261	16.4691	Purchased 20.43 Decimal

Copy of the L.R. Plot Information Annexed herewith and marked as Annexure "BB".

E. INVESTIGATION REPORTS:

1. ENCUMBRANCES REPORT (INDEX-II)

We have caused necessary searches of subject property situated at **R.S. Plot No. 4292/5210** corresponding to **L.R. Plot No. 4292/5210** lying and situated at Mouza: Matiagacha, J.L. No. 187, Block: & Police Station Barasat, District North 24 Parganas, West Bengal India from 1992 to 2023 through Mr. Krishanu Mondal at the office of ARA- Kolkata, D.S.R-North 24 Parganas and ADSR: Barasat, in the following manner:

R.S. Plot No. 4292/5210

R.A. - KOLKATA

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
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1992 - 2023	Nil	Nil	Nil	Nil	Nil	Nil	Nil
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D.R. – NORTH 24-PARGANAS

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 - 2023	Nil	Nil	Nil	Nil	Nil	Nil	Nil

A.D.S.R – BARASAT

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 – 2007	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2001	150300186	Gift	I	2	349 - 358	6 Katha 0.95 Ch.	Corroborating
	150305063	Gift	I	99	215 - 220	33 Decimal	Corroborating
2002 - 2007	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2008	00079	Sale	I	1	1433 – 1445	107.23 Decimal	Corroborating
	00334	Sale	I	1	5335 – 5351	86.87 Decimal	Corroborating
	00326	Sale	I	1	5207 – 5218	38.18 Decimal	Corroborating
	00040	Sale	I	1	956 – 973	92.92 Decimal	Corroborating
	00341	Sale	I	1	5421 – 5433	35.24 Decimal	Corroborating
	00080	Sale	I	1	1446 – 1461	77.43 Decimal	Corroborating
	04991	Sale	I	1	15362 – 15371	33.00 Decimal	Corroborating
2009 – 2012	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2013	150301284	Sale	I	5	4300 to 4316	6.45 Decimal	Corroborating
	150302339	Sale	I	9	2250 to 2262	1.44 Decimal	Corroborating
	150305669	Sale	I	23	1760 to 1779	27.11 Decimal	Corroborating
	150305670	Sale	I	24	1 to 18	17.25 Decimal	Corroborating
2014	150301733	Sale	I	11	1889 to 1907	17.25 Decimal	Corroborating
	150303009	Sale	I	19	491 to 506	6.28 Decimal	Corroborating
	150304766	Sale	I	29	1869 to 1884	6.28 Decimal	Corroborating
	150307011	Sale	I	45	1687 to 1701	18.89 Decimal	Corroborating
	150308876	Sale	I	57	1547 to 1574	3.13 Decimal	Corroborating
	150308881	Sale	I	58	1931 to 1957	17.25 Decimal	Corroborating
	150308957	Sale	I	57	2734 to 2769	39.43 Decimal	Corroborating
	150308999	Sale	I	58	646 – 671	13.14 Decimal	Corroborating
2015	150300943	Sale	I	6	2586 to 2622	16.5 Decimal	Corroborating
2016 - 2023	Nil	Nil	Nil	Nil	Nil	Nil	Nil

L.R. Plot No. 4292/5210

R.A. - KOLKATA

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 - 2014	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2015	190401364	Sale	I	1904-2015	41030 - 41073	6.28+628+18.89+17.25 Decimal	Corroborating
	190401365	Sale	I	1904-2015	41002 - 41029	44.36 Decimal	Corroborating
	190401750	Sale	I	1904-2015	61637 - 61672	44.36 Decimal	Corroborating
	190401751	Sale	I	1904-2015	61581 - 61636	6.28+628+18.89+17.25 Decimal	Corroborating
2016	190400384	Mortgage	I	1904-2016	16538 - 16573	6.28+6.28+18.89+17.25+44.36 Decimal	Corroborating
	190404623	Sale	I	1904-2016	174746 - 174784	16.50 Decimal	Corroborating
	190404625	Sale	I	1904-2016	174826 - 174864	13.12 Decimal	Corroborating
	190404626	Sale	I	1904-2016	178952 - 178989	16 Decimal	Corroborating
	190410915	Sale	I	1904-2016	403276 - 403312	39.44 Decimal	Corroborating
	190410916	Sale	I	1904-2016	403313 - 403377	23 Decimal	Corroborating
	190411246	Sale	I	1904-2016	409387 - 409422	40 Decimal	Corroborating
2017	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2018	190411007	Sale	I	1904-2018	430748 - 430789	6.28 decimal	Corroborating
	190411008	Sale	I	1904-2018	430790 - 430829	6.28 decimal	Corroborating
	190411138	Sale	I	1904-2018	434582 - 434621	17.25 decimal	Corroborating
	190411139	Sale	I	1904-2018	434622 - 434661	27.11 decimal	Corroborating
2019	190204104	Sale	I	Sale	156130 - 156174	3.94 decimal	Corroborating
	190304044	Sale	I	1903-2019	172275 - 172334	1.31 decimal	Corroborating
	190405585	Sale	I	1904-2019	264190 - 264249	3.28+4.60 decimal	Corroborating
	190411931	Sale	I	1904-2020	18282 - 18340	4.43+10+2.06 decimal	Corroborating
	190411935	Sale	I	1904-2020	18405 - 18461	10+10+10+10 decimal	Corroborating
	190403406	Sale	I	1904-2019	168985 - 169044	36.14 decimal	Corroborating
	190404559	Sale	I	1904-2019	209074 - 209121	10+10+2.43+3.86 decimal	Corroborating

	190404566	Sale	I	1904-2019	207013 - 207051	5 decimal	Corroborating
	190411926	Sale	I	1904-2020	18176 - 18231	6.99+10+10+10 decimal	Corroborating
	190411928	Sale	I	1904-2020	18232 - 18281	10+10+3 decimal	Corroborating
	190411934	Sale	I	1904-2020	18341 - 18404	5.77+10 decimal	Corroborating
	190411936	Sale	I	1904-2020	18462 - 18527	5.56+10 decimal	Corroborating
2020	190104515	Sale	I	1901-2021	8412 - 8425	2.25+3.75+3.75+10 decimal	Corroborating
	190104519	Sale	I	1901-2020	239221 - 239231	5.49+10+10+10 decimal	Corroborating
	190400101	Sale	I	1904-2020	25323 - 25361	1.43 decimal	Corroborating
2021	190100286	Sale	I	1901-2021	32478 - 32489	9.58+10+10 decimal	Corroborating
	190404027	Declaration	I	1904-2021	190402 - 190429	15.77 decimal	Corroborating
	190416877	Sale	I	1904-2021	766487 - 766515	1.82 decimal	Corroborating
2022	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2023	190201798	Sale	I	1902-2023	64792 - 64841	229.84 decimal	Corroborating
	190202557	Sale	I	1902-2023	87886 - 87912	229.84 decimal	Corroborating
	190201793	Sale	I	1902-2023	64479 - 64533	227.03 decimal	Corroborating
	190202562	Sale	I	1902-2023	88025 - 88051	227.03 decimal	Corroborating

D.R. – NORTH 24-PARGANAS

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 – 2017	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2018	150202079	Sale	I	1502-2018	60542 – 60579	15.77000000 decimal	Corroborating
	150202081	Sale	I	1502-2018	60580 – 60616	5 decimal	Corroborating
	150202083	Sale	I	1502-2018	61013 – 61049	11.66 decimal	Corroborating
	150202084	Sale	I	1502-2018	60691 – 60732	7.89+7.89 decimal	Corroborating
2019-2023	Nil	Nil	Nil	Nil	Nil	Nil	Nil

A.D.S.R – BARASAT

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 - 2023	Nil	Nil	Nil	Nil	Nil	Nil	Nil

A.D.S.R – RAJARHAT

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
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2012 - 2019	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2020	152303086	Sale	I	1523-2020	138474 - 138531	3.94 decimal	Corroborating
	152303096	Sale	I	1523-2020	139906 - 139970	4.24 decimal	Corroborating
	152303089	Sale	I	1523-2020	139971 - 140024	3.58 decimal	Corroborating
	152303728	Sale	I	1523-2020	162665 - 162709	3.58 decimal	Corroborating
	152302339	Sale	I	1523-2020	107851 - 107888	10+ 0.47 decimal	Corroborating
	152303082	Sale	I	1523-2020	139607 - 139647	1.31 decimal	Corroborating
	152303067	Sale	I		138992 - 139027	10 decimal	Corroborating
	152303074	Sale	I		139097 - 139132	3 decimal	Corroborating
	152303731	Sale	I	1523-2020	162920 - 162955	3.25+10+4 decimal	Corroborating
	152303067	Sale	I		138992 - 139027	7.11+10 decimal	Corroborating
	152303068	Sale	I		138926 - 138957	6.28 decimal	Corroborating
	152303069	Sale	I	1523-2020	138958 - 138991	3+2 decimal	Corroborating
	152303070	Sale	I	1523-2020	139028 - 139062	10+1.66 decimal	Corroborating
	152303071	Sale	I	1523-2020	139063 - 139096	6.28 decimal	Corroborating
	152303074	Sale	I	1523-2020	139097 - 139132	10+ 2.78 decimal	Corroborating
	152303075	Sale	I	1523-2020	139133 - 139166	10+6 decimal	Corroborating
2021	152300824	Sale	I	1523-2021	47860 - 47936	1.82 decimal	Corroborating
2022	152320793	Sale	I	1523-2022	776155 - 776179	0.28 decimal	Corroborating
2023	152313850	Sale	I	1523-2023	463478 - 463513	20.43 decimal	Corroborating
	152305618	Sale	I	1523-2023	194664 - 194684	5.75 decimal	Corroborating
	152306704	Sale	I	1523-2023	226740 - 226760	16.47 decimal	Corroborating

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made and also note that there are some entries found the list of which mentioned above.. It is pertinent to mention herein that, certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

Copy of the Encumbrance Search Report under Index – II is Annexed herewith and marked as **Annexure “BB-1”**.

F. OBSERVATIONS/ASSUMPTION/VIEWS/REPRESENTATION AND REQUIREMENT OF DOCUMENTS:

1. Legal Heir Certificate and Death Certificate of Ajet Baddi, Kasem Ali, Sahadat Baddi, Saidul Islam, Rahim Box Baddi, Hedayet Baddi, Kader Baddi, Saheb Baddi, Sabur Ali Baddi, Ashraf Ali Baddi is required.
2. Death Certificate of Saramjan Bibi, Noor Ali Baidya, Jiyeer Ali Baidya and Abeda Baidya is required
3. As per inheritance the share of Kaju & Kamal is 1.433 decimal each (total 2.866 decimal), but they sold 3.5852 decimal, therefore an excess land is sold.
4. Power of Attorney dated 25.05.2007 which was registered in the office of Sub-Registrar, Bidhannagar, recorded under Book No.IV, Volume No.1, Pages from 2357 to 2369, being Deed No.00374 is required.
5. As per R.S. R.O.R Daulat Baddi, Osman Baddi, sahib Baddi are the recorded owner of an area of 52.58 decimal each, whereas, in some Deeds it is reflecting as 39.4375 decimal each. Further to mention that one Alimiddin Baddi is also a son of Kader Baddi along with Daulat Baddi, Osman Baddi, Saheb Baddi- Clarification required along with Fareyaznama of Kader Baddi.
6. Deed of Conveyance registered in the office of A.D.S.R. Barasat, recorded under Book No.I, Volume No.12, pages from 175 to 178, being Deed No.00131 of 2003 has been verified online and it appears that it is a false Deed, however we have applied for the certified copy to show that the name of the parties and scheduled property are different. We have also done Index I Search in this regard, however no adverse entries were found.
7. Deed No.3190 of 1988, Deed No. 3198 of 1988 & 7377 of 1993 has been applied and searching was also done, however same was not found, in absence of these Deed, we are considering the transaction made by this Deeds as invalid. In such circumstances, an area of 45.875 Decimal is remained with the legal heirs of Sabur Ali Baddi. In case, if we found any of the Deed to be correct, we will reconsider such transaction.
8. It appears from Deed No.2084 of 2019 that Abdul Hamid & Abed Ali sold 15.78 decimal whereas their actual share shall be 11 decimal, therefore the land transferred in this Deed in excess.
9. We have perused Deed No. 138 of 2003 and on verification it appears that the said Deed is a false Deed as the name of the parties and scheduled property are different and same has been attached as "Annexure - O-5".
10. Please note that we have done Index I Searching in the name of Swakat Ali Baddi, Ajibar Rahaman Baddi, Amir Ali Baidya, Ayatan Bibi, Azim Ali Baidya, Firoza Bibi, Habibar Rahaman Baddi, Rasida Bibi, Runa Laila Khatun, Sabir Ali Baidya, Sahanaj Begum, Ashraf Ali Baidya, Ebadat Baddi, Khejmat Baddi, Lutfannessa Bibi, Mafidul Islam Baidya, Rafikul

Baidya, Rakima Bibi alias Khatun & Safikul Baidya but no such adverse entries came out during searching.

11. During the course of Index II searching, one entry being Deed No. 4027 of 2021 (Declaration) came out and our client stated that it was an internal document and does not affect the title of the subject plot. Thus, the said Deed of Declaration was not obtained & verified.
12. As per the transaction documents it appears that the entire area 631 decimal was transferred from R.S. recorded owners. Further it was mentioned by the client that from Ebadat Baddi has transferred his entire portion of land to Lal Banu Bibi, thereafter the said Lal Banu Bibi transferred half share of land to Swakat Ali Baddi & remaining half portion to Masiyar Rahaman, Ajibar Rahaman Baddi & Habibar Rahaman Baddi. However no supporting documents were provided.
13. It has been represented by the client that Deed No. 1364 of 2015 & Deed No. 1365 of 2015 is a cancelled Deed, therefore the transfer made thereafter by Deed No. 1750 of 2015 & 1751 of 2015 stands null & void as the transfer was made by the Purchaser of Deed No. 1364 /2015 & 1365/2015. In addition to that one mortgage deed being Deed No. 384 of 2016 mortgaged by the Purchaser of subsequent Deeds 1750 & 1751 of 2015 also stands as void in absence of the title of the subsequent purchaser as stated by our client. However, we need some supporting document in this regard.
14. The name of Nexovant Conclave LLP is not reflecting in the L.R. RoR and further it appears that the area purchased by Nexovant Conclave LLP. is mutated under Nexovant Estate LLP. Necessary documents for both the Companies corroborating is required.
15. The name of Housemover Realtors LLP & Namchi Devcon Pvt. Ltd. is not mutated in the L.R. RoR.
16. As per the devolution and valid transfer, that Abdul Rashid have sold 5 decimal out of 5.50 decimal in Deed No. 4566 of 2019, therefore he is still left with 0.50 decimal.
17. Documents pertaining to conversion of the land (If any) is required for verification,
18. Documents pertaining to any litigation pending related to the Plot of land is required for verification.
19. All original documents regarding the said subject property are required for verification;
20. Valuation and physical verification of the said property are not the part of our scope of work, hence we have not examined the value or conducted any physical search/verification of the said Land nor have we examined the issues of physical possession.

21. This report is purely based on the photocopies of the documents supplied to us by the Client for the review along with the searches conducted. It is pertinent to mention herein that our scope of search for the subject property is also very narrow and limited. Therefore we have presumed that the Client has compiled all the required issues properly.
22. The decision of proceeding with or consummating any transaction on the basis of this report lies solely with client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether client or any other person/s should (or should not) consummate any transaction.
23. The Report is addressed to and is solely for the benefit of the client and no other person shall, except with consent DMD Legal Consultants, rely on the Report or any part thereof.
24. We have also assumed that there are no facts or circumstances in existence and no events have occurred and or brought to our notice which has rendered the title documents and/or other documents void or voidable or capable of rescission for any fraud or misrepresentation on the part of any party.

G. CONCLUSION:

We, hereby certify that the owners of the property as stated herein above and the title of ALL THAT piece and parcel of land having its L.R. classification as "Sali" admeasuring a Total Plot Area of 631 Decimal comprised in R.S. Plot No. 4292/5210 corresponding to L.R Plot No. 4292/5210 under L.R Khatian No. 2649, 2651, 2653, 2654, 2665, 2667, 2669, 3890, 3957, 3957/1, 3972/1, 4030, 4031, 4332, 4508, 4996, 5833, 5835, 5837, 5838, 5864, 5872, 5879, 5881, 5891, 5892, 5894, 5901, 5918, 5919, 5940, 5942, 5947, 5949, 5950, 5957, 5958, 5960, 5961, 5962, 5963, 5965, 5967, 5968, 6006, 6011, 6012, 6015, 6016, 6037, 6045, 6046, 6050, 6056, 6061, 6082, 6085, 6086, 6114, 6116, 6119, 6120, 6158, 6163, 6168, 6175, 6426, 6478, 6495, 6754, 6756, 6763, 6770 and 7289, Block (B.L & L.R.O) : Barasat II, Mouza: Matiagacha, J.L No. 187, Police Station: Barasat, District Registry Office & Additional District Sub Registrar: Barasat, District North 24 Parganas West Bengal, India. is having clear marketable title thereto subject to observation / Investigation Reports of this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

FOR DMD LEGAL CONSULTANTS

R. Mullick

RAJASHREE MULLICK

ADVOCATE

DATED: 01.12.2023

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