

LEGAL DUE DILIGENCE & SEARCH REPORT

ALL THAT piece and parcel of land having its L.R. classification as "Shali" admeasuring a Total Plot Area of 443 Decimal) comprised in R.S. Plot No. 4327 corresponding to L.R Plot No. 4327 under L.R Khatian No. 2254, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2656, 2657, 2668, 2879, 2880, 2881, 2882, 2883, 2884, 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 II	Barasat	Shali	4327	2254, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2656, 2657, 2668, 2879, 2880, 2881, 2882, 2883, 2884	443 decimal

DATED: 29TH APRIL 2024

REPORT PREPARED FOR

DTC GROUP PRIVATE LIMITED

- REPORT PREPARED BY : -



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THANK YOU		

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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 443 Decimal) comprised in R.S. Plot No. 4327 corresponding to L.R Plot No. 4327 under L.R Khatian No. 2254, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2656, 2657, 2668, 2879, 2880, 2881, 2882, 2883, 2884, 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 II	Barasat	Shali	4327	2254, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2656, 2657, 2668, 2879, 2880, 2881, 2882, 2883, 2884	443 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 443 Decimal comprised in R.S. Plot No. 4327 corresponding to L.R Plot No. 4327 under L.R Khatian No. 2254, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2656, 2657, 2668, 2879, 2880, 2881, 2882, 2883, 2884, 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):

- I. R.S. Record of Rights of Plot No. 4327
- II. Photocopy of Deed of Conveyance registered in the office of A.D.S.R - Rajarhat and recorded in Book I. Volume No. 1523-2020, pages 107782 to 107850, being Deed No. 2338 for the year 2020
- III. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I. Volume No. 1523-2020, pages 138735 to 138790, being Deed No. 3061 for the year 2020
- IV. Photocopy of Deed of Conveyance registered in the office of A.R.A – III, Kolkata and recorded in Book I. Volume No. 1903-2019, pages 172275 to 172334, being Deed No. 4044 for the year 2019.
- V. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I. Volume No. 1523-2020, pages 138570 to 138612, being Deed No. 3053 for the year 2020
- VI. Photocopy of Deed of Conveyance registered in the office of A.R.A –IV, Kolkata and recorded in Book I. Volume No. 1904-2020, pages 25323 to 25361, being Deed No. 101 for the year 2020
- VII. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I. Volume No.1523-2020, pages 138613 to 138654, being Deed No. 3054 for the year 2020
- VIII. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I. Volume No.1523-2020, pages 139805 to 139851, being Deed No. 3055 for the year 2020
- IX. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I. Volume No.1523-2020, pages 139376 to 139416, being Deed No. 3062 for the year 2020
- X. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I. Volume No.1523-2020, pages 139531 to 139572, being Deed No. 3065 for the year 2020
- XI. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I. Volume No.1523-2020, pages 161224 to 161267, being Deed No. 3733 for the year 2020
- XII. Photocopy of Deed of Conveyance registered in the office of A. R. A – IV, Kolkata and recorded in Book I. Volume No.1904-2021, pages 766487 to 766515, being Deed No. 16877 for the year 2021
- XIII. Photocopy of Deed of Conveyance registered and recorded in Book I, Volume No.1523-2021, pages 47860 to 47936, being Deed No. 824 for the year 2021
- XIV. Photocopy of Deed of Conveyance 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
- XV. Photocopy of Deed of Conveyance 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.

- XVI. Photocopy of Deed of Conveyance 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.
- XVII. Photocopy of Deed of Conveyance 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.
- XVIII. Photocopy of Deed of Conveyance 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.
- XIX. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 139971 to 140024, being Deed No. 3089 for the year 2020.
- XX. Photocopy of Deed of Conveyance registered in the office of A.D.S.R, Barasat and recorded in Book I, being Deed No.00326 of 2008
- XXI. Photocopy of Deed of Conveyance registered in the office of A.D.S.R, Barasat and recorded in Book I, CD Volume 4, Pages 15350 to 15361, being Deed No.4990 for the year 2008.
- XXII. Photocopy of Deed of Conveyance registered in the office of ARA.-IV, Kolkata and recorded under Book No.I, Volume No.1904-2020, Pages from 18341 to 18404, being Deed No.11934 of 2019
- XXIII. Photocopy of Deed of Conveyance registered in the office of A. R. A – IV, Kolkata and recorded in Book I, being Deed No. 11931 for the year 2019.
- XXIV. Photocopy of Deed of Conveyance 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
- XXV. Photocopy of Deed of Conveyance registered in the office of A.R.A -I, Kolkata and recorded under Book No.I, Volume No.1904-2021, pages from 8412 to 8425, being Deed No. 4515 of 2020.
- XXVI. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No. 1523-2020, pages 138474 to 138531, being Deed No. 3086 for the year 2020.
- XXVII. Photocopy of Deed of Conveyance registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 139906 to 139970, being Deed No. 3096 for the year 2020.
- XXVIII. Photocopy of Deed of Conveyance registered in the office of A. R. A – III, Kolkata and recorded in Book I, Volume No. 1903-2019, pages 165815 to 165872 being Deed No. 3680 for the year 2019.
- XXIX. Photocopy of Deed of Conveyance registered in the office of A. R. A – IV, Kolkata and recorded in Book I, being Deed No. 11936 for the year 2019.
- XXX. Photocopy of Deed of Conveyance registered in the office of A.D.S.R, Barasat and recorded in Book I, CD Volume 1, Pages 5409 to 5420, being Deed No.00340 for the year 2008.
- XXXI. Photocopy of Deed of Conveyance registered in the office of A.R.A –II, Kolkata and recorded under Book No.I, CD Volume 14, Pages from 3059 to 3071, being Deed No. 4804 of 2013.
- XXXII. L.R. Plot Information of Plot 4327 dated 19.06.2015

D. DEVOLUTION OF TITLE

1. All that the piece and parcel of land having its Classification as "Sali" admeasuring an area of 443 Decimal of land situated in R.S Dag No. 4327 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 all sons of Ejahar Baddi, Arhan Bibi, Rabeya Khatoon Bibi, Golban Bibi under R.S Khatian No. 61.

Name of R.S. Recorded Owners	Father's Name	Share	Area (in Decimal)
Ajet Baddi	Aanej Baddi	04 Anna	110.75
Sahadat Baddi		04 Anna	110.75
Ebadat Baddi		04 Anna	110.75
Noor Ali Baddi	Ejahar Baddi	14 Gonda 02 Kora 11 Til	20.14
Sobahan Baddi		14 Gonda 02 Kora 11 Til	20.14
Ahad Baux Baddi		14 Gonda 02 Kora 11 Til	20.14
Karim Baux Baddi		14 Gonda 02 Kora 11 Til	20.14
Arejan Bibi	Alimaddin	07 Gonda 01 Kora 05 Til	10.06
Rabeya Khatoon Bibi	Idu Bari	07 Gonda 01 Kora 05 Til	10.06
Golban Bibi	Rajab Ali Sha	07 Gonda 01 Kora 05 Til	10.06

The photocopy of R.S. Khatian No.61 is attached herewith and marked as Annexure "A".

2. The L.R Plot Information of Plot No. 4327 dated 19.06.2015 of the subject property is recorded in the following manner:

Khatian No.	Owner name	Share	Area (in Dec)
2254	Mokched Ali Baidya	0.1250	55.375
2647	Kasem Ali Baidya	0.1000	44.3
2648	Mansur Ali Baidya	0.1000	44.3
2649	Saramjan Bibi	0.0500	22.15
2650	Achmat Baddi	0.0834	36.946
2651	Khejmat Baddi	0.0833	36.9
2652	Kutub Ali Bddi	0.0833	36.9
2653	Noor Ali Baddi	0.0385	17.0555
2654	Chobahan Baddi	0.0385	17.0555
2656	Karim Box Baddi	0.0385	17.0555
2657	Mujam Ali Baddi	0.0384	17.0112
2668	Saokat Ali Molla	0.1250	55.375
2879	Arejan Bibi	0.0192	8.50
2880	Rahila Bibi	0.0192	8.50
2881	Golbanu Bibi	0.0192	8.50
2882	Akbar Baddi	0.0154	6.82
2883	Apcher Baddi	0.0154	6.82
2884	Hasina Bibi	0.0077	3.41

DEVOLUTION FROM THE OWNERSHIP OF AJET BADDI (110.75 DECIMAL):

3. It appears that, while enjoying the possession said Ajet Baddi died intestate leaving behind his 2 (two) sons, namely, Kasem Ali Baddi, Mansur Ali Baddi and 1 (one) daughter, Saramjan Bibi, who inherited the share of Ajet Baddi. *(The Legal heirs information received from the client)*

Deceased	Legal Heirs	Share in Decimal
Ajet Baddi	Kasem Ali Baddi (Son)	44.3
	Mansur Ali Baddi (Son)	44.3
	Saramjan Bibi (Daughter)	22.15

4. While enjoying the possession, said Kasem Ali Baddi died intestate leaving behind 6 (six) sons, namely, **Daud Ali Baddi, Golam Ali Baddi, Taher Ali Baddi, Aref Ali Baddi, Raup Ali Baddi, Sukur Ali Baddi**, 3 (three) daughters, namely, **Jarina Bibi, Mursida Bibi & Farida Bibi**, who jointly inherited the share of Kasem Ali Baddi.

Deceased	Legal Heirs	Share in Decimal
Kasem Ali Baddi	Daud Ali Baddi (Son)	5.9
	Golam Ali Baddi (Son)	5.9
	Taher Ali Baddi (Son)	5.9
	Aref Ali Baddi(Son)	5.9
	Raup Ali Baddi(Son)	5.9
	Sukur Ali Baddi(Son)	5.9
	Jarina Bibi(Daughter)	2.953
	Mursida Bibi (Daughter)	2.953
	Farida Bibi(Daughter)	2.953

5. By a Deed of Conveyance dated 14.12.2007, said **Daud Ali Baddi, Golam Ali Baddi, Taher Ali Baddi, Aref Ali Baddi, Raup Ali Baddi, Sukur Ali Baddi, Jarina Bibi, Mursida Bibi and Farida Bibi** sold, transferred and conveyed **44.3 decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas 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. 334 for the year 2018** is annexed herewith and marked as "**Annexure-A-1**"

6. By a Deed of Conveyance dated 30.05.2018, said **Mansur Ali Baddi** sold, transferred and conveyed **44.3 decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **M/S 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 60542 to 60579, being **Deed No.150202079 of 2018**.

The photocopy of **Deed No. 2079 for the year 2018** is annexed herewith and marked as "**Annexure- A-2**"

7. By a Registered Deed of Conveyance dated 19.02.2019, said **Crescent Prime Infra** sold, transferred and conveyed land admeasuring an area of **44.3 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **1.. Octal Complex Pvt. Ltd., 2. Panchlok Realtors Pvt. Ltd., 3. Trinabh Infrastructure Pvt. Ltd., 4. Triwave Developers Pvt. Ltd. (10 Decimal each) & 5. Kalyankari Niwas Pvt. Ltd. (4.43 Decimal)**, which was registered in the office of ARA.-IV, Kolkata and recorded under Book No.I, Volume No.1904-2020, Pages from 18341 to 18404, being **Deed No.11934 of 2019**.

The photocopy of **Deed No. 11934 for the year 2019** is annexed herewith and marked as "**Annexure- A-3**"

8. While enjoying the possession, said **Saramjan Bibi** died intestate leaving behind his 4 (four) sons, namely, **Alimuuddin 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, who jointly inherited the share of Saramjan Bibi.

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Saramjan Bibi	Alimuddin Molla	Son	4.03
	Alauddin Molla	Son	4.03
	Mohiuddin Molla	Son	4.03
	Aminuddin Molla	Son	4.03
	Ramicha Bibi	Daughter	2.01
	Khadija Bibi	Daughter	2.01
	Firoza Bibi	Daughter	2.01

9. By a Deed of Conveyance dated 27.02.2013, Alimuddin Molla alias Alimaddin Molay, Alauddin Molla, Mohiuddin Molla alias Mahiuddin Molya, Ramicha Bibi, Khadija Bibi alias Khadija Gaji & Firoza Bibi alias Firoza Gain sold, conveyed and transferred all that piece and parcel of land measuring **18.12 decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **North Point Education Trust**, which was registered in the office of A.R.A –II, Kolkata and recorded under Book No.I, CD Volume No.8, Pages from 527 to 543, being **Deed No.2344 of 2013**.

The photocopy of **Deed No. 2344 for the year 2013** is annexed herewith and marked as **“Annexure- A-4”**

10. By a Deed of Conveyance dated 09.04.2013, Aminuddin Molla sold, conveyed and transferred all that piece and parcel of land measuring **4.027 decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **North Point Education Trust**, which was registered in the office of A.R.A –II, Kolkata and recorded under Book No.I, CD Volume 14, Pages from 3059 to 3071, being **Deed No. 4804 of 2013**.

The photocopy of **Deed No. 4804 for the year 2013** is annexed herewith and marked as **“Annexure- A-5”**

11. By a Deed of Conveyance dated 24.08.2021, **North Point Education Trust** sold, conveyed and transferred all that piece and parcel of land measuring **14.547 decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **Maxim Advisory Services Pvt. Ltd.**, which was registered in the office of A.R.A –IV, Kolkata and recorded under Book No.I, Volume No. 1904-2021, Pages from 406698 to 406729, being **Deed No.8598 of 2021**.

The photocopy of **Deed No. 8598 for the year 2021** is annexed herewith and marked as **“Annexure- A-6”**

12. By a Deed of Conveyance dated 24.08.2021, **North Point Education Trust** sold, conveyed and transferred all that piece and parcel of land measuring **7.6 decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **Tusti Infrastructure LLP.**, which was registered in the office of A.R.A –IV, Kolkata and recorded under Book No.I, Volume No. 1904-2021, Pages from 428577 to 428610, being **Deed No.8681 of 2021**.

The photocopy of **Deed No. 8681 for the year 2021** is annexed herewith and marked as **“Annexure- A-7”**

DEVOLUTION FROM THE OWNERSHIP OF EBADAT BADDI (110.75 DECIMAL):

13. While enjoying the possession, said Ebadat Baddi son of Anez Baddi sold, conveyed and transferred **110.75 decimal** to one Lal Banu Bibi (as represented by client)

14. By a Deed of Conveyance, said Lal Banu Bibi sold 55.375 Decimal out of 110.75 decimal to one Swakat Ali Baddi and remaining 55.375 Decimal out of 110.75 decimal was transferred to Mokched Ali Baddi alias Mokased Ali Baidya. (As represented by client)
15. Subsequently, by a Deed of Conveyance dated 14.11.2007, said Swakat Ali Baddi alias Saudat Baidya sold, transferred and conveyed all that piece and parcel of land measuring 55.375 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. 79 for the year 2008 is annexed herewith and marked as "Annexure-A-8"

16. By a Registered Deed of Conveyance dated 05.09.2020, said AMB Realtors Pvt. Ltd. sold and transferred all that piece and parcel of land measuring 55.375 Decimal in the said property to Homemover Buildcon LLP. (5.53 Decimal), Half Circle Towers LLP. (10 Decimal), Heringbone Infracon LLP. (10 Decimal), Highrealty Promoters LLP. (10 Decimal), High Rex Realtors LLP. (10 Decimal), Homecrown Infraproperties LLP. (10 Decimal), which was registered in the office of A.R.A -I, Kolkata and recorded under Book No.I. Volume No.1904-2021, pages from 8412 to 8425, being Deed No. 4515 of 2020.

The photocopy of Deed No. 4515 for the year 2020 is annexed herewith and marked as "Annexure- A-9"

17. By a Deed of Conveyance dated 25.01.2008, said Mokched Ali Baddi alias Mokased Ali Baidya sold, transferred and conveyed all that piece and parcel of land measuring 55.3750 decimal out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to Madhab Dutta Banik which was registered in the office of A.D.S.R, Barasat and recorded in Book I, CD Volume 4, Pages 15350 to 15361, being Deed No.4990 for the year 2008.

The photocopy of Deed No. 4990 for the year 2008 is annexed herewith and marked as "Annexure- A-10"

DEVOLUTION FROM THE OWNERSHIP OF SAHADAT BADDI (110.75 DECIMAL):

18. While enjoying the possession, said Sahadat Baddi died intestate leaving behind his 3 (three) sons. namely, Achmat Baddi, Khejmat Baddi and Kutub Ali Baddi, who jointly inherited the share of Sahadat Baddi.

Deceased	Legal Heirs	Relation with the Deceased	Share in Decimal
Sahadat Baddi	Achmat Baddi	Son	36.92
	Khejmat Baddi	Son	36.92
	Kutub Ali Baddi	Son	36.92

19. By a Deed of Conveyance dated 28.12.2007, said Kutub Ali Baidya alias Kutubuddin sold, transferred and conveyed 36.9 decimal in the said property to Braja Kundu, which was registered in the office of ADSR - Barasat and was recorded under Book No.I, CD Volume No.1. Pages from 5219 to 5231, being Deed No.327 of 2008.

The photocopy of Deed No. 327 for the year 2008 is annexed herewith and marked as "Annexure-A-11"

20. By a Deed of Conveyance dated 12.05.2016, said Asmat Ali Baidya alias Achmat Baddi sold, transferred and conveyed 36.95 decimal in the said property 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. 4625 for the year 2016 is annexed herewith and marked as "Annexure- A-12"

21. By a registered deed of conveyance dated 19.07.2019, said Crescent Prime Infra sold transferred and conveyed all the piece and parcel of land admeasuring an area of 8.5 Decimal in the said property in favour of Linkview Housing Pvt. Ltd. which was registered in the office of A. R. A – III, Kolkata and recorded in Book I, Volume No. 1903-2019, pages 165815 to 165872 being Deed No. 3680 for the year 2019.

The photocopy of Deed No. 3680 for the year 2019 is annexed herewith and marked as “Annexure- A-13”

22. By a registered deed of conveyance dated 19.12.2019, said Crescent Prime Infra sold transferred and conveyed all the piece and parcel of land admeasuring an area of 8.5 Decimal in the said property in favour of Kalyankari Niwas Pvt. Ltd. & Dasveni Residency Pvt. Ltd. which was registered in the office of A. R. A – IV, Kolkata and recorded in Book I, being Deed No. 11931 for the year 2019.

Vendor	Purchaser	Transferred Area
Crescent Prime Infra	Kalyankari Niwas Pvt. Ltd.	6.55 Decimal
	Dasveni Residency Pvt. Ltd.	1.95 Decimal

The photocopy of Deed No. 11931 for the year 2019 is annexed herewith and marked as “Annexure- A-14”

23. By a registered deed of conveyance dated 19.12.2019, said Crescent Prime Infra sold transferred and conveyed all the piece and parcel of land admeasuring an area of 36.95 Decimal (Valid 19.95 Decimal) in the said property in favour of 1. Quality Residency Pvt. Ltd., 2. Sunlight Dealtrade Pvt. Ltd., 3. Panther Management Services Pvt. Ltd., & 4. Dasveni Residency Pvt. Ltd. which was registered in the office of A. R. A – IV, Kolkata and recorded in Book I, being Deed No. 11936 for the year 2019.

Vendor	Purchaser	Transferred Area	Valid Transfer
Crescent Prime Infra	Quality Residency Pvt. Ltd.	10 Decimal	5.396 Decimal
	Sunlight Dealtrade Pvt. Ltd.	10 Decimal	5.396 Decimal
	Panther Management Services Pvt. Ltd.	10 Decimal	5.396 Decimal
	Dasveni Residency Pvt. Ltd.	6.95 Decimal	3.76 Decimal

The photocopy of Deed No. 11936 for the year 2019 is annexed herewith and marked as “Annexure- A-15”

24. It appears from the various documents available to us & also represented by the client that Ejahar Baddi was the owner of 110.75 Decimal of land and while possessing and enjoying the said property, said Ejahar Baddi died intestate leaving behind his five sons namely, Noor Ali Baidya, Chobahan Ali Baidya, Karim Box Baidya, Ahed Box Baidya & Mujam Ali Baidya and three daughters namely, Gol Banu Bibi, Arejan Bibi & Rabiya Khatoon Bibi alias Rahila Bibi who all inherited the said portion of the share left by their father as per Mohammedan Law of Succession.

However, the name of the said Mujam Ali Baidya were not recorded in R.S. Records, therefore, the shares allotted in R.S. Records is a mismatch with the area inherited by them.

DEVOLUTION FROM THE OWNERSHIP OF NOOR ALI BAIDYA (17.0555 DECIMAL):

25. It appears from Deed No. 3096 of 2020, that All That piece and parcel of land admeasuring an area of 17.0555 Decimal out of Total Plot Area of 443 Decimal situated in R.S Dag No. 4327 under Mouza: Matiagacha, J.L No. 187, Thana: Barasat, Touzi No. 1552. District 24 Parganas was owned and possessed by one Noor Ali Baidya.

26. It further appears that while possessing and enjoying the said property, said Noor Ali Baidya died intestate leaving behind his wife Rakima Bibi (Khatun), three sons namely, Sahidul Islam Baidya, Mafidul Islam Baidya, Naimul Islam Baidya and seven daughters namely, Sahida Bibi, Lutfannesa Bibi, Acheda Bibi alias Acheda Bibi, Jabeda Bibi, Sajida Bibi, Mariam Bibi & Sakera Bibi alias Mita Bibi who all inherited the said property left by said Noor Ali Baidya as per Mohammedan Law of Succession.

Deceased	Legal Heirs	Relation with the Deceased	Inherited Area in Decimal
Noor Ali Baidya	Rakima Bibi (Khatun)	Wife	2.132
	Sahidul Islam Baidya	Son	2.29
	Mafidul Islam Baidya	Son	2.29
	Naimul Islam Baidya	Son	2.29
	Sahida Bibi	Daughter	1.148
	Lutfannesa Bibi	Daughter	1.148
	Acbeda Bibi alias Abeda Bibi	Daughter	1.148
	Jabeda Bibi	Daughter	1.148
	Sajida Bibi	Daughter	1.148
	Mariam Bibi	Daughter	1.148
	Sakera Bibi alias Mita Bibi	Daughter	1.148

27. It further appears that while possessing and enjoying the said property, said **Sahidul Islam Baidya** died intestate leaving behind his only son **Sainul Islam Baidya**, and only daughter **Salima Baidya** who all inherited the said property left by said **Sahidul Islam Baidya** as per Mohammedan Law of Succession.

28. By a Registered Deed of Conveyance dated 20.02.2020, said **Salima Baidya, Sainul Islam Baidya, Naimul Islam Baidya, Sahida Bibi, Sajida Bibi & Jabeda Bibi**, alias **Jobeda Khatun** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **9.1839 decimal (Valid 8.024 Decimal)** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **ONI Estate LLP**. which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 139906 to 139970, being **Deed No. 3096 for the year 2020**.

The photocopy of **Deed No. 3096 for the year 2020** is annexed herewith and marked as "**Annexure- A-16**"

29. It appears from Deed No. 16877 of 2021 that while possessing and enjoying the said property, said **Abeda Bibi alias Acbeda Bibi** died intestate leaving behind his four sons namely, **Nizamuddin, Kutubuddin, Sk. Najimuddin, Rabiul Mohammad**, and two daughters namely, **Fatema Bibi & Najima Bibi** who all inherited the said property left by their mother as per Mohammedan Law of Succession.

30. By a Registered Deed of Conveyance dated 19.01.2021 said **Nizamuddin, Kutubuddin, Sk. Najimuddin, Rabiul Mohammad, Fatema Bibi, Najima Bibi, Mariyam Bibi & Sakera Bibi alias Mita Bibi** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **3.9357 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Skipper Vanijya Pvt. Ltd.** which was registered and recorded in Book I, Volume No.1523-2021, pages 47860 to 47936, being **Deed No. 824 for the year 2021**.

The photocopy of **Deed No. 824 for the year 2021** is annexed herewith and marked as "**Annexure- A-17**"

31. By a Registered Deed of Conveyance dated 13.12.2021, said **Skipper Vanijya Pvt. Ltd.** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **3.9357 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Sukhi Nivas Developers LLP**. which was registered in the office of A.R. A-IV, Kolkata and recorded in Book I, Volume No.1904-2021, pages 766487 to 766515, being **Deed No. 16877 for the year 2021**.

The photocopy of **Deed No. 16877 for the year 2021** is annexed herewith and marked as "**Annexure- A-18**".

DEVOLUTION FROM THE OWNERSHIP OF CHOBAHAN ALI BAIDYA (17.0555 DECIMAL):

32. It appears from Deed No. 3061 of 2020, that one **Chobahan Ali Baidya** was the absolute owner of all that piece and parcel of land measuring **17.0555 decimal** out of total plot area of 443 decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas.
33. It further appears that while possessing and enjoying the said property, said **Chobahan Ali Baidya** died intestate leaving behind his five sons namely, **Md. Ashraf Ali Baidya, Md. Yusuf Baidya, Abdul Mannan Baidya, Md. Liyakat Ali Baidya, Sajjat Ali Baidya** and two daughters namely, **Mabura Bibi alias Mabura Begum Mallick & Nasera Bibi** who all inherited the said property left by her father as per Mohammedan Law of Succession.

Deceased	Legal Heirs	Relation with the Deceased	Inherited Area (in Decimal)
Chhobahan Baidya	Md. Ashraf Ali Baidya	Son	2.84
	Md. Yusuf Baidya	Son	2.84
	Abdul Mannan Baidya	Son	2.84
	Md. Liyakat Ali Baidya	Son	2.84
	Sajjat Ali Baidya	Son	2.84
	Mabura Bibi alias Mabura Begum Mallick	Daughter	1.42
	Nasera Bibi	Daughter	1.42

34. By a Registered Deed of Conveyance dated 20.02.2020, said **Md. Liyakat Baidya** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **2.84 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Landbean Developers LLP.** which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No. 1523-2020, pages 138570 to 138612, being Deed No. 3053 for the year 2020.

The photocopy of Deed of Conveyance being Deed No. 3053 for the year 2020 is annexed herewith and marked as "Annexure- A-19"

35. By a Registered Deed of Conveyance dated 20.02.2020, said **Abdul Mannan Baidya, Sajjat Ali Baidya, Mabura Bibi alias Mabura Begum Mallick & Nasera Bibi** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **1.22 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Lendbury Infraproperties LLP.** which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No. 1523-2020, pages 138735 to 138790, being Deed No. 3061 for the year 2020.

The photocopy of Deed of Conveyance being Deed No. 3061 for the year 2020 is annexed herewith and marked as "Annexure- A-20"

36. By a Registered Deed of Conveyance dated 20.02.2020, said **Abdul Mannan Baidya, Sajjat Ali Baidya, Mabura Bibi alias Mabura Begum Mallick & Nasera Bibi** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **7.3 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Ravishing Realty LLP.** which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No. 1523-2020, pages 138474 to 138531, being Deed No. 3086 for the year 2020.

The photocopy of Deed No. 3086 for the year 2020 is annexed herewith and marked as "Annexure- A-21"

37. By a Registered Deed of Conveyance dated 21.07.2019, said **Yusub Ali Baidya alias Eusup Ali Baidya** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **2.8426 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Queency Complex Pvt. Ltd.** which

was registered in the office of A.R.A – III, Kolkata and recorded in Book I, Volume No. 1903-2019, pages 172275 to 172334, being Deed No. 4044 for the year 2019.

The photocopy of Deed No. 4044 for the year 2019 is annexed herewith and marked as “Annexure- A-22”

38. 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 **0.5928 decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas 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 for the year 2022.

The photocopy of Deed No. 20793 for the year 2022 is annexed herewith and marked as “Annexure- A-23”

DEVOLUTION FROM THE OWNERSHIP OF KARIM BOX BAIDYA (17.0555 DECIMAL):

39. It appears that while possessing and enjoying the said property, said **Karim Box Baidya** died intestate leaving behind his three sons namely, **Kamaruddin Baidya, Kajumuddin Baidya, Kamaluddin Baidya** and five daughters namely, **Fultusi Bibi, Sabiron Bibi, Rakiman Bibi, Safia Bibi & Sahanara Bibi** who all inherited the said property left by her father as per Mohammedan Law of Succession.

Deceased	Legal Heirs	Relation with the Deceased	Inherited Area in Decimal
Karim Box Baidya	Kamaruddin Baidya	Son	3.1
	Kajumuddin Baidya	Son	3.1
	Kamaluddin Baidya	Son	3.1
	Fultusi Bibi	Daughter	1.55
	Sabiron Bibi	Daughter	1.55
	Rakiman Bibi	Daughter	1.55
	Safia Bibi	Daughter	1.55
	Sahanara Bibi	Daughter	1.55

40. By a Registered Deed of Conveyance dated 04.10.2019, said **Kamaruddin Baidya** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **3.1 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Navyog Developers Pvt. Ltd.** which was registered in the office of A.R.A-IV, Kolkata and recorded in Book I, Volume No. 1904-2020, pages 25323 to 25361, being Deed No. 101 for the year 2020.

The photocopy of Deed No. 101 for the year 2020 is annexed herewith and marked as “Annexure- A-24”

41. By a Registered Deed of Conveyance dated 20.02.2020, said **Fultusi Baidya Begam** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **1.5505 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Lush Towers LLP.** which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 138613 to 138654, being Deed No. 3054 for the year 2020.

The photocopy of Deed No. 3054 for the year 2020 is annexed herewith and marked as “Annexure- A-25”

42. By a Registered Deed of Conveyance dated 20.02.2020, said **Kajumuddin Baidya & Kamaluddin Baidya** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **6.2020 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Lush Towers LLP.** which was registered

in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 139805 to 139851, being Deed No. 3055 for the year 2020.

The photocopy of Deed No. 3055 for the year 2020 is annexed herewith and marked as "Annexure- A-26"

43. By a Registered Deed of Conveyance dated 20.02.2020, said **Rakiman Khatun** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **1.5505 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station &Block : Barasat, District North 24 Parganas in favour of **Aalayam Estates LLP**.which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 139376 to 139416, being Deed No. 3062 for the year 2020.

The photocopy of Deed No. 3062 for the year 2020 is annexed herewith and marked as "Annexure- A-27"

44. By a Registered Deed of Conveyance dated 20.02.2020, said **Sabiran Bibi** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **1.5505 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station &Block : Barasat, District North 24 Parganas in favour of **Lush Towers LLP**.which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 139531 to 139572, being Deed No. 3065 for the year 2020.

The photocopy of Deed No. 3065 for the year 2020 is annexed herewith and marked as "Annexure- A-28"

45. By a Registered Deed of Conveyance dated 20.02.2020, said **Safiya Bibi alias Sapiya Bibi Molla** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **1.5505 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station &Block : Barasat, District North 24 Parganas in favour of **High Sail Promoters LLP**.which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 161224 to 161267, being Deed No. 3733 for the year 2020.

The photocopy of Deed No. 3733 for the year 2020 is annexed herewith and marked as "Annexure- A-29"

46. By a Registered Deed of Conveyance dated 20.02.2020, said **Fultusi Begam, Sabiran Bibi, Rakiman Khatun, Sapiya Bibi Molla & Sahanara Bibi** sold transferred and conveyed all the piece and parcel of land admeasuring an area of **1.5505 Decimal** out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station &Block : Barasat, District North 24 Parganas in favour of **Nexovant Estates LLP**.which was registered in the office of A.D.S.R. - Rajarhat and recorded in Book I, Volume No.1523-2020, pages 139971 to 140024, being Deed No. 3089 for the year 2020.

The photocopy of Deed No. 3089 for the year 2020 is annexed herewith and marked as "Annexure- A-30"

DEVOLUTION FROM THE OWNERSHIP OF AHED BOX BAIDYA SON OF EJA HAR BADDI (17.0555 DECIMAL):

47. It appears from Deed No. 2338 of 2020, that while possessing and enjoying the said property, said **Ahed Box Baidya** died intestate leaving behind his two sons namely, **1. Akbar Ali Baidya, 2. Apchar Ali Baidya** and four daughters **3. Hasina Bibi, 4. Marjina Bibi, 5. Manoara Bibi & 6. Aklima Bibi** who all inherited the said property left by her father as per Mohammedan Law of Succession.

Deceased	Legal Heirs	Relation with the Deceased	Inherited Area (in Decimal)
	Akbar Ali Baidya	Son	4.26
	Apchar Ali Baidya	Son	4.26

Ahed Box Baidya	Hasina Bibi	Daughter	2.132
	Marjina Bibi	Daughter	2.132
	Manoara Bibi	Daughter	2.132
	Aklima Bibi	Daughter	2.132

48. By a Registered Deed of Conveyance dated 14.02.2020, said 1. Akbar Ali Baidya, 2. Apchar Ali Baidya, 3. Hasina Bibi, 4. Marjina Bibi, 5. Manoara Bibi & 6. Aklima Bibi sold transferred and conveyed all the piece and parcel of land admeasuring an area of 17.0555 Decimal out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas in favour of **Keep Castle Real Estate LLP (10 decimal) & Landbean Developers LLP (7.0555 decimal)**, which was registered in the office of A.D.S.R - Rajarhat and recorded in Book I, Volume No. 1523-2020, pages 107782 to 107850, being Deed No. 2338 for the year 2020.

Vendor	Purchaser	Transferred Area
1. Akbar Ali Baidya, 2. Apchar Ali Baidya, 3. Hasina Bibi, 4. Marjina Bibi, 5. Manoara Bibi & 6. Aklima Bibi	Keep Castle Real Estate LLP	10 Decimal
	Landbean Developers LLP.	7.0555 Decimal

The photocopy of Deed No. 2338 for the year 2020 is annexed herewith and marked as "Annexure- A-31"

DEVOLUTION FROM THE OWNERSHIP OF MUJAM ALI BADDI (17.0112 DECIMAL):

49. By a Deed of Conveyance dated 14.12.2007, said **Mujam Ali Baddi** *alias* **Mojammel Baidya** sold, transferred and conveyed all that piece and parcel of land measuring 17.0112 decimal in the said property to **Braja Kundu** which was registered in the office of A.D.S.R, Barasat and recorded in Book I, being Deed No.00326 of 2008.

The photocopy of Deed No. 326 for the year 2008 is annexed herewith and marked as "Annexure- A-32"

DEVOLUTION FROM THE OWNERSHIP OF GOL BANU BIBI (8.50 DECIMAL):

50. By a Deed of Conveyance dated 31.12.2007, said **Gol Banu Bibi** *alias* **Goll Bbas Bibi** sold, transferred and conveyed all that piece and parcel of land measuring 8.5056 decimal out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **Braja Kundu** which was registered in the office of A.D.S.R, Barasat and recorded in Book I, CD Volume 1, Pages 5409 to 5420, being Deed No.00340 for the year 2008.

The photocopy of Deed No. 340 for the year 2008 is annexed herewith and marked as "Annexure- A-33"

DEVOLUTION FROM THE OWNERSHIP OF AREJAN BIBI (8.50 DECIMAL):

51. By a Deed of Conveyance dated 08.04.2015, said **Arejan Bibi** sold, transferred and conveyed all that piece and parcel of land measuring 09 decimal (**Valid Transfer 8.50 Decimal**) out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas to **Ashad Ali Molla** which was registered in the office of D.S.R -III, Barasat and recorded in Book I, CD Volume 32, Pages 3461 to 3471, being Deed No.11329 for the year 2015.

52. 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 8.50 decimal out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas 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.

DEVOLUTION FROM THE OWNERSHIP OF RAHILA KHATUN BIBI (8.5 DECIMAL):

53. It appears from Deed No. 10913 of 2016, that while possessing and enjoying the said property, said Rahila Khatun Bibi died intestate leaving behind her 1. Islam Molla & 2. Yeakub Molla, 3. Adra Bibi alias Sabalal Bibi, 4. Fuljan Bibi, 5. Jairon Bibi, 6. Hingaljan Bibi, 7. Chaira Bibi, 8. Sajeda Bibi, 9. Sahabuddin Molla, 10. Atabuddin Molla, 11. Sufia Bibi, 12. Hamida Bibi, 13. Chakina Bibi, 14. Akina Bibi, 15. Rejina Bibi who all inherited the said property left by said Rahila Khatun Bibi as per Mohammedan Law of Succession.
54. By a Registered General Power of Attorney dated 01.09.2016, said 1. Islam Molla & 2. Yeakub Molla, 3. Adra Bibi alias Sabalal Bibi, 4. Fuljan Bibi, 5. Jairon Bibi, 6. Hingaljan Bibi, 7. Chaira Bibi, 8. Sajeda Bibi, 9. Sahabuddin Molla, 10. Atabuddin Molla, 11. Sufia Bibi, 12. Hamida Bibi, 13. Chakina Bibi, 14. Akina Bibi, 15. Rejina Bibi appointed Kabirul Ali Mallick as a Constituted Attorney in order to act on their behalf with respect to their portion of shares and said Power of Attorney was registered at the office of A.D.S.R, Barasat and recorded in Book I, Volume 1503-2016, being Deed No.764 for the year 2016.
55. By a Deed of Conveyance dated 26.10.2016, said 1. Islam Molla & 2. Yeakub Molla, 3. Adra Bibi alias Sabalal Bibi, 4. Fuljan Bibi, 5. Jairon Bibi, 6. Hingaljan Bibi, 7. Chaira Bibi, 8. Sajeda Bibi, 9. Sahabuddin Molla, 10. Atabuddin Molla, 11. Sufia Bibi, 12. Hamida Bibi, 13. Chakina Bibi, 14. Akina Bibi, 15. Rejina Bibi represented by their Constituted Attorney Kabirul Ali Mallick sold, transferred and conveyed all that piece and parcel of land measuring 8.50 decimal out of total plot area of 443 Decimal comprised in R.S. & L.R. Plot no. 4327 lying and situated at Mouza: Matiagacha, Police Station & Block : Barasat, District North 24 Parganas 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 403245 to 403275, being Deed No.10913 for the year 2016.

The photocopy of Deed No. 10913 for the year 2016 is annexed herewith and marked as "Annexure- A-35"

56. 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 "A-36".

57. 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 "A-37".

58. 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 "A-38".

59. 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 "A-39".

PRESENT OWNER AS PER TITLE DOCUMENTS:

Present owners	Area (in decimal)	Remarks
Braja Kundu	106.7112	Correctly Mutated
Octal Complex Pvt. Ltd.	10	Correctly Mutated
Panchlok Realtors Pvt. Ltd.	10	Correctly Mutated
Trinabh Infrastructure Pvt. Ltd.	10	Correctly Mutated
Triwave Developers Pvt. Ltd	10	Correctly Mutated
Kalyankari Niwas Pvt. Ltd.	10.98	Correctly Mutated
Maxim Advisory Services Pvt. Ltd.	14.547	Correctly Mutated
Tusti Infrstructure LLP.	7.6	Correctly Mutated
Linkview Housing Pvt. Ltd.	8.5	Correctly Mutated
Dasveni Residency Pvt. Ltd.	5.71	Mutated for 8.9 Decimal
Khejmat Baddi	36.92	Correctly Mutated
Homemover Buildcon LLP.	5.375	Correctly Mutated
Half Circle Towers LLP.	10	Correctly Mutated
Heringbone Infracon LLP.	10	Correctly Mutated
Highrealty Promoters LLP.	10	Correctly Mutated
High Rex Realtors LLP.	10	Correctly Mutated
Homecrown Infraproperties LLP.	10	Correctly Mutated
Madhab Dutta Banik	55.375	Correctly Mutated
ONI Estate LLP.	8.024	Mutated for 9.17 Decimal
Sukhi Nivas Developers LLP.	3.94	Correctly Mutated
Rakima Bibi	2.132	Mutated in the name of Noor Ali Baddi for an area of 3.942 Decimal
Mafidul Islam Baidya	2.29	
Lutfannesa Bibi	1.148	
Landbean Developers LLP.	9.87335	Mutated for an area of 9.657 Decimal
Lendbury Infraproperties LLP.	1.22	Correctly Mutated

Ravishing Realty LLP.	7.3	Correctly Mutated
Queencity Complex Pvt. Ltd.	2.8426	Correctly Mutated
Sabina Begum	0.5928	Mutated for 0.62 Decimal
Legal Heirs of Md. Ashraf Ali Baidya	2.2472	Not Mutated
Navyog Developers Pvt. Ltd.	3.1	Correctly Mutated
Lush Towers LLP.	9.303	Correctly Mutated
Aalayam Estates LLP.	1.5505	Not Mutated
High Sail Promoters LLP.	1.5505	Correctly Mutated
Nexovant Estates LLP.	1.5505	Correctly Mutated
Keep Castle Real Estate LLP	10	Mutated for 10.23 Decimal
Quality Residency Pvt. Ltd.	5.396	Mutated for 9.92 Decimal
Sunlight Dealtrade Pvt. Ltd.	10	Mutated for 9.92 Decimal
Panther Management Services Pvt. Ltd.	10	Mutated for 10 Decimal
Arejan Bibi	8.5 Decimal	Not Mutated
Legal Heirs of Rahila Khatoon Bibi	8.5 Decimal	Not Mutated

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

Khatian No.	Owner Name	Share	Area (Decimal)	Remarks
642	North Point Education Trust	0.0001	0.0443	Purchased 18.12 Decimal of land
2551	Khejmat Baddi	0.0833	36.9	Correctly Mutated
2553	Noor Ali Baddi	0.0089	3.9427	Mafulul Islam Molla & Lutfannessa Bibi (legal heir of Noor Ali Baddi) has retained the area of 4.05 Decimal
2654	Sobahan Baddi	0.0051	2.259	Demised & the shares are with the legal heirs of Sobahan alias Chobahan Baddi
3890	A.M.B Realtors Pvt. Ltd.	0.0018	0.797	Sold its entire portion of share
4015	Sabina Begum	0.0014	0.62	Purchased 0.5928 Decimal
4332	Crescent Prime Infra	0.0003	0.1329	Transferred its entire portion of land
4508	Braja Kundu	0.2409	106.7	Purchased 69.8 Decimal
4509	Madhab Dutta Banik	0.1250	55.375	As per Document, correctly mutated but no link from the chain of R.S. Recorded owner
5859	Queencity Complex Pvt. Ltd.	0.0064	2.83	Correctly Mutated
5902	Linkview Housing Pvt. Ltd.	0.0192	8.5	Correctly Mutated
5945	Triwave Developers Pvt. Ltd.	0.0226	10	Correctly Mutated
5946	Panchalok Realtors Pvt. Ltd.	0.0226	10	Correctly Mutated
5951	Trinabh Infrastructure Pvt, Ltd.	0.0226	10	Correctly Mutated
5952	Octal Complex Pvt. Ltd.	0.0226	10	Correctly Mutated
5953	Kalyankari Niwas Pvt. Ltd.	0.0148	6.55	Correctly Mutated
5954	Dasveni Residency Pvt. Ltd.	0.0044	1.949	Correctly Mutated
5964	Panther Management Services Pvt. Ltd.	0.0226	10	Valid Purchase is 5.396 Decimal
5966	Dasveni Residency Pvt. Ltd.	0.0157	6.95	Valid Purchase is 3.76 Decimal
5980	Quality Residency Pvt. Ltd.	0.0224	9.92	Valid Purchase is 5.396 Decimal

5981	Sunlight DEaltrade Pvt. Ltd.	0.0224	9.92	Valid Purchase is 5.396 Decimal
6019	Ravishing Realty LLP.	0.0164	7.26	Correctly Mutated
6030	Lush Towers LLP	0.0035	1.55	Correctly Mutated
6043	Lendbury Infraproperties LLP.	0.0028	1.24	Correctly Mutated
6044	Homecrown Infraproperties LLP.	0.0226	10	No Documents Received
6045	Nexovant Estate LLP.	0.0035	1.55	Correctly Mutated
6062	Lush Towers LLP	0.0175	7.75	Correctly Mutated
6063	Keep Castle Real Estate LLP.	0.0231	10.23	Correctly Mutated
6064	Highrex Realtors LLP.	0.0225	9.96	No Documents Received
6084	Landbean Developers LLP.	0.0218	9.657	Purchased 9.89 Decimal
6086	Homemover Buildcon LLP	0.0124	5.49	Correctly Mutated
6088	ONI Estate LLP.	0.0207	9.17	Correctly Mutated
6117	Half circle Towers LLP.	0.0225	9.9675	No Documents Received
6122	High Realty Promoters LLP.	0.0207	9.17	No Documents Received
6160	Heringbone Infracon LLP	0.0225	9.9675	No Documents Received
6166	High Sail Promoters LLP.	0.0035	1.55	Correctly Mutated
6410	Tusti Infrastrar LLP	0.0171	7.57	Correctly Mutated
6412	Maxim Advisory Services Pvt. Ltd.	0.0328	14.53	Correctly Mutated
6493	Kalyankari Niwas Pvt. Ltd.	0.0096	4.25	Purchased 4.43 Decimal
6754	Navyog Developers Pvt. Ltd.	0.0070	3.1	Correctly Mutated
6770	Sukhi Niwas Developers LLP	0.0089	3.94	Correctly Mutated

The Photocopy of L.R. Record of Rights of Plot No. 4327 is attached herewith & marked as Annexure "B".

E. INVESTIGATION REPORTS:

1. ENCUMBRANCES REPORT (INDEX-II)

We have caused necessary searches of subject property situated at R.S. Plot No. 4327 corresponding to L.R. Plot No.4327 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.4327

R.A. - KOLKATA

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 - 2012	Nil	Nil	Nil	Nil	Nil	Nil	-
2013	190202344	Sale	I	8	527 to 543	18.12 Dec.	Corroborating
	190204804	Sale	I	14	3059 to 3071	4.02 Dec.	Corroborating
2014 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	-

D.R. - NORTH 24-PARGANAS

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 - 1995	Page Torn	Page Torn	Page Torn	Page Torn	Page Torn	Page Torn	-

1996 - 1998	Damage	Damage	Damage	Damage	Damage	Damage	-
1999 - 2004	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	
2005 - 2024	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 - 1994	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	-
1995 - 1999	Page Torn	Page Torn	Page Torn	Page Torn	Page Torn	Page Torn	-
2000 - 2007	Nil	Nil	Nil	Nil	Nil	Nil	-
2008	00079	Sale	I	1	1433 - 1445	107.23 Decimal	Corroborating
	00334	Sale	I	1	5335 - 5351	86.67 Decimal	Corroborating
	00326	Sale	I	1	5207 - 5218	38.18 Decimal	Corroborating
	00340	Sale	I	1	5409 - 5420	8.51 Decimal	Corroborating
	04990	Sale	I	4	15350 - 15361	57.46 Decimal	Corroborating
2009 - 2024	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
2014 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	-

L.R. Plot No. 4327

R.A. - KOLKATA

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 - 2015	Nil	Nil	Nil	Nil	Nil	Nil	-
2016	190404623	Sale	I	1904-2016	174746 - 174784	8.5 Dec.	Corroborating
	190404625	Sale	I	1904-2016	174826 - 174864	36.95 Dec.	Corroborating
	190410913	Sale	I	1904-2016	403245 - 403275	8.5 Dec.	Corroborating
2017 - 2018	Nil	Nil	Nil	Nil	Nil	Nil	-
2019	190303680	Sale	I	1903-2019	165815 - 165872	8.5 Dec.	Corroborating
	190304044	Sale	I	1903-2019	172275 - 172334	2.84 Dec.	Corroborating
	190411931	Sale	I	1904-2019	18282 - 18340	6.55 Dec.	Corroborating

	19041193 4	Sale	I	1904-2019	18341 - 18404	44.3 Dec.	Corroborating
	19041193 6	Sale	I	1904-2019	18462 - 18527	36.95 Dec.	Corroborating
2020	19010451 5	Sale	I	1901-2020	8412 - 8425	55.53 Dec.	Corroborating
	19040010 1	Sale	I	1904-2020	25323 - 25361	3.17 Dec.	Corroborating
2021	19040402 7	Sale	I	1904-2021	190402 - 190429	44.3 Dec.	Corroborating
	19040859 8	Sale	I	1904-2021	406698 - 406729	14.54 Dec.	Corroborating
	19040868 1	Sale	I	1904-2021	428577 - 428610	7.6 Dec.	Corroborating
	19041687 7	Sale	I	1904-2021	766487 - 766515	3.93 Dec.	Corroborating
2022	Nil	Nil	Nil	Nil	Nil	Nil	-
2023	19020179 1	Sale	I	1902-2023	64357 - 64434	34.79 Dec.	-
	19020179 3	Sale	I	1902-2023	64479 - 64533	118.62 Dec.	Corroborating
	19020179 8	Sale	I	1902-2023	64792 - 64841	69.47 Dec.	Corroborating
	19020255 7	Sale	I	1902-2023	87886 - 87912	69.47 Dec.	Corroborating
	19020256 2	Develop ment Power	I	1902-2023	88025 - 88051	118.62 Dec.	Corroborating
2024	Nil	Nil	Nil	Nil	Nil	Nil	-

D.R. – NORTH 24-PARGANAS

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1992 - 1995	Page Torn	Page Torn	Page Torn	Page Torn	Page Torn	Page Torn	-
1996 - 1998	Damage	Damage	Damage	Damage	Damage	Damage	-
1999 - 2004	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	Partly Page Torn	-
2005 - 2017	Nil	Nil	Nil	Nil	Nil	Nil	-
2018	150202079	Sale	I	1502-2018	60542 - 60579	44.3 Dec.	Corroborating
2019 - 2024	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 - 2024	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
2014 - 2019	Nil	Nil	Nil	Nil	Nil	Nil	-
2020	152302338	Sale	I	-	107782 - 107850	17.05 Dec.	Corroborating
	152303053	Sale	I	-	138570 - 138612	2.84 Dec.	Corroborating
	152303054	Sale	I	-	138613 - 138654	1.55 Dec.	Corroborating
	152303055	Sale	I	-	139805 - 139851	6.02 Dec.	Corroborating
	152303061	Sale	I	-	138735 - 138790	1.22 Dec.	Corroborating
	152303062	Sale	I	-	139376 - 139416	1.55 Dec.	Corroborating
	152303086	Sale	I	-	138474 - 138531	7.3 Dec.	Corroborating
	152303089	Sale	I	-	139971 - 140024	1.55 Dec.	Corroborating
	152303065	Sale	I	-	139531 - 139572	1.55 Dec.	Corroborating
	152303096	Sale	I	-	139906 - 139970	9.183 Dec.	Corroborating
	152303733	Sale	I	-	161224 - 161267	1.55 Dec.	Corroborating
2021	152300824	Sale	I	-	47860 - 47936	3.93 Dec.	Corroborating
2022	152320793	Sale	I	-	776155 - 776179	0.59 Dec.	Corroborating
2023	Nil	Nil	Nil	Nil	Nil	Nil	-
2024	Nil	Nil	Nil	Nil	Nil	Nil	-

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 “B-1”.

2. Litigation Search:

We made searches, in the Court of the **Learned Civil Judge (Sr. & Jr. Divn.)** at Barasat, for the period from 2012-2023 for any title suit and/or case filed and/or pending for and against Braja Kundu, Octal complex Pvt Ltd., Panchlok Realtors Pvt. Ltd., Trinabh Infrastructure Pvt. Ltd., Triwave Developers Pvt. Ltd., Kalyankari niwas Pvt. Ltd., Maxim advisory services Pvt. Ltd., Tustin Infrastructure LLP, Linkview Housing Pvt. Ltd., Khejmat baddi, Homemover Buildcon LLP., AMB Realtors Pvt. Ltd., Madhab Dutta Banik. ONI Estate LLP, Sukhi Nivas Developers LLP, Rakima bibi, Mafidul Islam baidya. Lutfannessa Bibi, Landbean Developers LLP, Lendbury infraproperties LLP, Ravishing Realty LLP, Queencity complex Pvt. Ltd., Sabina Begum, Navyog Developers Pvt. Ltd., Lush towers LLP, Aalayam Estates LLP., High sail promoters LLP, Nexovant Estate LLP, Keep castle real estate LLP, Quality residency Pvt ltd, Sunlight dealtrade pvt. Ltd, Panther Management services pvt. Ltd., North point education trust, Homecrown

Infraproperties LLP, Highrex Realtors LLP., Highrex Realtors LLP., Half circle Towers LLP. High Realty Promoters LLP and Herringbone Infracon LLP.

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Braja Kundu	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Octal complex Pvt ltd	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Panchlok Realtors Pvt. LTD	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Triwave Developers Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Kalyankari niwas Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Maxim advisory services Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Tustin Infrastructure LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Linkview Housing Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Dasveni residency Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Khejmat baddi	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	AMBR Builders Pvt.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat	Build Earth LLP.	No Litigation is pending

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Madhab Dutta Banik	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	ONI Estate LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Sukhi Nivas Developers LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Rakima bibi	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Mafidul Islam baidya	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Lutfannessa Bibi	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		T.S. 210 of 2021 T.S. 425 of 2023 T.S. 113 of 2024

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Landbean Developers LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Lendbury infraproperties LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Ravishing Realty LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Queencity complex Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Navyog Developers Sabina Begum Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Lush towers LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Aalayam Estates LLP.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	High sail promoters LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Nexovant Estate LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Keep castle real estate LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Quality residency Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Sunlight dealtrade Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	North point education trust	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		T.S. 1177 of 2022

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Half circle Towers LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

URATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Homecrown Infraproperties LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Panther Management services Pvt. Ltd.	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	High Realty Promoters LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

DURATION	COURT	NAME	REMARKS
2013-2024	Learned Civil Judge (Sr. Divn.) at Barasat	Herringbone Infracon LLP	No Litigation is pending
	Learned Civil Judge (Jr. Divn.) at Barasat		No Litigation is pending

The copy of the Litigation Search report is attached herewith and marked as Annexure “B-2”.

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

1. Death certificate and legal heir certificate of Ajet Baddi, Kasem Ali Baddi and Saramjan Bibi, Sahadat Baddi, Ahad Bax Baddi son of Ejahar Baddi, Karim Box Baidya, Noor Ali Baidya, Chobahan Baidya. Sahidul Islam Baidya, Acbeda Bibi, Rahila Khatun Bibi & Ashraf Ali Baidya is required.
2. We have got the reference of Deed No. 11329 of 2015 from Deed No. 4623 of 2016, however on verification, it appears that the said Deed 11329/2015 is of different Mouza and also the name of the vendor & the purchaser also appears to be different. Therefore, the transaction made by Deed No. 4623 of 2016 is invalid in the eyes of law. In addition to that, we have done Index I searching in the name of Ashad Ali Molla & Arejan Bibi, but transfer pertaining to this particular plot were not found.
3. It appears from Deed No. 10913 of 2016, that 1. Islam Molla & 2. Yeakub Molla, 3. Adra Bibi alias Sabalal Bibi, 4. Fuljan Bibi, 5. Jairon Bibi, 6. Hingaljan Bibi, 7. Chaira Bibi, 8. Sajeda Bibi, 9. Sahabuddin Molla, 10. Atabuddin Molla, 11. Sufia Bibi, 12. Hamida Bibi, 13. Chakina Bibi, 14. Akina Bibi, 15. Rejina Bibi was represented by Kabirul Ali Mallick by Power of Attorney being Deed No. 764 of 2016. Whereas we have verified the Deed and could not found

any such copy of Power of Attorney. Thereafter the shares transferred by the power holders stays retained with them and no transferred made by them shall be held valid.

4. As per R.S. RoR, four sons of Ejahar Baddi namely Noor Ali Baidya, Chobahan Baidya, Karim Box Baidya, Ahed Box Baidya were the recorded owners under R.S. Khatian No. 61 for an area of 20.14 Decimal. However, it appears from L.R. Plot Information & Deed No. 326 of 2008, Mujam Ali Baidya who is also one of the son of Ejahar Baidya is the owner of 17.01112 Decimal. Clarification required with supporting documents.
5. It is to mention that there has been partial mismatch between R.S. RoR & L.R. Plot Information dated 19.06.2015 with respect to the areas of the owner & also the names of recorded owners. A link document is required between the two records for proper clarity in title.
6. As per the transaction documents it appears that the entire area 443 decimal is transferred from L.R. Plot Information dated 19.06.2015. 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.
7. During the course of our searching, we have come across one entry being Deed No. 4027 of 2021, whereby there has been inadvertent typographical error in the Principle Deed No. 11934 of 2019 in page 23 & 24 and same has been rectified in the Deed of Declaration No. 4027 of 2021.

The photocopy of Deed No. 4027 for the year 2021 is annexed herewith and marked as "Annexure- A-40"

8. Updated Khajna Receipt is required for verification,
9. Documents pertaining to conversion of the land (If any) is required for verification,
10. All the Chain Deeds of the Plots from R.S recorded owner/s till current L.R recorded owner/s are required for verification,
11. Documents pertaining to any litigation pending related to the Plot of land is required for verification.
12. All original documents regarding the said subject property are required for verification;
13. 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.
14. 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 owner has compiled all the required issues properly.
15. 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.
16. 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.

17. 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 443 Decimal) comprised in R.S. Plot No. 4327 corresponding to L.R Plot No. 4327 under L.R Khatian No. 2254, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2656, 2657, 2668, 2879, 2880, 2881, 2882, 2883, 2884, 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: 29.04.2024

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