

7/60/2025

6908/2025

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

P 773362

Additional Registrar of
Assurances-IV, Kolkata**DEED OF AMALGAMATION**Additional Registrar of
Assurances-IV, Kolkata

1. Date : 08.05.2025

2. Place : Kolkata

3. Parties :

3.1 **PUSPENDU MONDAL** [PAN : BQFPM1413D], [AADHAAR NO. 712747474162] & [D.O.B. : 24.10.1984] [MOBILE NO. 8620919640], son of Sankar Kumar Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at RGM-162, Tegharia Dhali Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/FIRST PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **FIRST PART**).

certified that the Document is admitted of
Registration. The Signature Sheet and the
Indorsement sheets attached to this document
are the part of this Document.

- 8 MAY 2025

59000

JAYSHREE SAHA
ADVOCATE

ASSOCIATION
100 Floor City Court
Building, 2 & 3, K. S. Roy Road,
Kolkata-700 001

8 MAY 2025

SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

- 8 MAY 2025



- 8 MAY 2025

AND

- 3.2 **SANKAR KUMAR MONDAL [PAN : AFPPM6630J], [AADHAAR NO. 305720707777], [D.O.B. : 01/01/1947] & [MOBILE NO. 8620919640]**, son of Late Sannyasi Mondal, by faith - Hindu, by occupation - Retired, by nationality - Indian, residing at TD-1/6, Tegharia Dhali Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/SECOND PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **SECOND PART**).

AND

- 3.3 **TAPASH MONDAL [PAN : AEJPM8122Q], [AADHAAR NO. 263808187929] & [D.O.B. : 26.11.1958]**, son of Late Dulal Chandra Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TM-2/7, Tegharia Mondal Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal.
- 3.3.1 **SNEHASHIS MONDAL [PAN : AKKPM1207B], [AADHAAR NO. 381166859168] & [D.O.B. : 18.07.1969]**, son of Late Dulal Chandra Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TM-2/7, Tegharia Mondal Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal.
- 3.3.2 **KRISHNA NASKAR [PAN : AGLPN8135C], [AADHAAR NO. 541993427230] & [D.O.B. : 05.09.1965]** wife of Harendra Nath Naskar, daughter of Late Dulal Chandra Mondal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 18, Dharmatala Road, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700042, District South 24 Parganas, West Bengal.
- 3.3.3 **KUNTALA PRAMANIK [PAN : BKBPP5371F], [AADHAAR NO. 901390160216] & [D.O.B. : 02.04.1963]** wife of Alok Pramanik,



8 MAY 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



080520252005586911

GRIPS Payment Detail

GRIPS Payment ID:	080520252005586911	Payment Init. Date:	08/05/2025 14:01:06
Total Amount:	1828507	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6478064468239	BRN Date:	08/05/2025 14:01:57
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

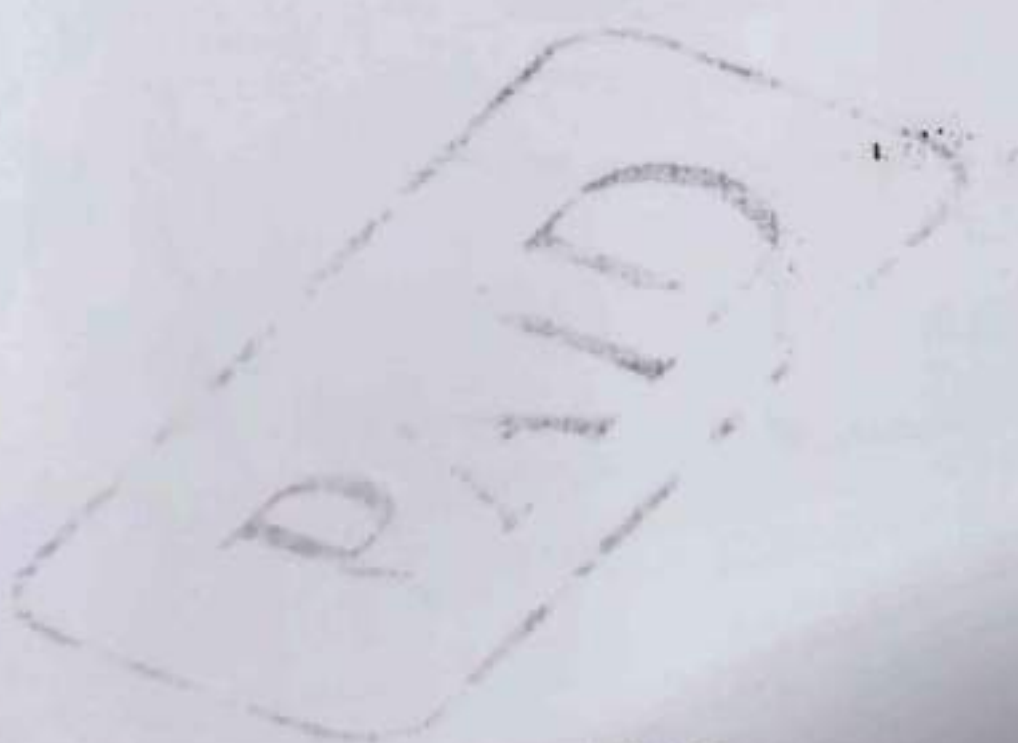
Depositor's Name: Mrs Jayshree Saha
Mobile: 9831119081

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192025260055869178	Directorate of Registration & Stamp Revenue	1828507
Total			1828507

IN WORDS: EIGHTEEN LAKH TWENTY EIGHT THOUSAND FIVE HUNDRED SEVEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



GRN Details

GRN:	192025260055869178	Payment Mode:	SBI Epay
GRN Date:	08/05/2025 14:01:06	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6478064468239	BRN Date:	08/05/2025 14:01:57
Gateway Ref ID:	2512883837771	Method:	HDFC Bank - Retail NB
GRIPS Payment ID:	080520252005586911	Payment Init. Date:	08/05/2025 14:01:06
Payment Status:	Successful	Payment Ref. No:	2001275934/2/2025

[Query No*Query Year]

Depositor Details

Depositor's Name: Mrs Jayshree Saha
Address: 20A Kali Dutta Street Kolkata 700005
Mobile: 9831119081
Period From (dd/mm/yyyy): 08/05/2025
Period To (dd/mm/yyyy): 08/05/2025
Payment Ref ID: 2001275934/2/2025
Dept Ref ID/DRN: 2001275934/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001275934/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	299520
2	2001275934/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	1528987
Total				1828507

IN WORDS: EIGHTEEN LAKH TWENTY EIGHT THOUSAND FIVE HUNDRED SEVEN ONLY.

Para, Jatragachi, P.O. Ghuni, P.S. New Town, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/FIFTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns of the **FIFTH PART**.

AND

- 3.6 **KRISHNENDU MONDAL [PAN : AKJPM4414H], [AADHAAR NO. 703070753313], [D.O.B. : 02.01.1970A] & [MOBILE NO. 7278774429]**, son of Bikash Chandra Mondal, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at TD-1/6, Tegharia Dhalipara, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal. Hereinafter called and referred to as the **"OWNER/SIXTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **SIXTH PART**.

AND

- 3.7 **SUKAMAL MONDAL [PAN : DXAPM0717C], [AADHAAR NO. 933062956071], [D.O.B. : 01.01.1960] & [MOBILE NO. 8335971767]**, son of Late Ajit Kumar Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TD-1/6, Tegharia Dhali Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/SEVENTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **SEVENTH PART**.

AND

- 3.8 **DEBOPRASAD MONDAL [PAN : AMBPM3049C], [AADHAAR NO. 348766685216], [D.O.B. : 02.01.1963] & [MOBILE NO. 9433604119]**, son of Late Ajit Mondal @ Late Ajit Kumar Mondal,



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REGISTRAR OF COMPANIES
BENGALURU
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by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Tegharia Dhali Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/EIGHTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **EIGHTH PART**).

AND

- 3.9 **ASHA MONDAL [PAN : DEVPM8180R], [AADHAAR NO. 606825564584] [VOTER ID NO. KTF1202878], [D.O.B. : 17.06.1966] & [MOBILE NO. 8017210914]**, wife of Late Haren Mondal @ Late Harendra Nath Mondal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Raja Ram Mohan Path, Naba Nagar, North Dum Dum, Birati, P.O. Birati, P.S. Nimta, Kolkata - 700051, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/NINETH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns of the **NINETH PART**).

AND

- 3.10 **CHABI MONDAL [PAN : BVQPM3278J], [AADHAAR NO. 669142799085], [D.O.B. : 18.01.1946] & [MOBILE NO. 9830143608]**, wife of Late Sushil Kumar Mondal @ Late Sushil Mondal @ Late Gopal Mondal @ Late Gopal Chandra Mondal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at T-126, Tegharia Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/TENTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns of the **TENTH PART**).

AND



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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- 3.11 **SWASWATI NASKAR [PAN : ACRPN6059R], [AADHAAR NO. 478115844062], [D.O.B. : 01.01.1972] & [MOBILE NO. 9433678022]**, daughter of Late Sushil Mondal @ Late Sushil Kumar Mondal @ Late Gopal Mondal @ Late Gopal Chandra Mondal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Krishnapur Majherpara, P.O. Krishnapur, P.S. Bagulati, Kolkata - 700102, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/ELEVENTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns of the **ELEVENTH PART**).

AND

- 3.12 **ARJUN KUMAR MONDAL @ ARJUN MONDAL [PAN : BGCPM0110J], [AADHAAR NO. 955258440692], [D.O.B. : 01.01.1964] & [MOBILE NO. 7003807411]**, son of Late Sushil Kumar Mondal @ Late Sushil Mondal @ Late Gopal Mondal @ Late Gopal Chandra Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at T-126, Tegharia Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/TWELFTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **TWELFTH PART**).

AND

- 3.13 **SUDIP KUMAR MONDAL @ SUDIP MONDAL [PAN : AFSPM9591B], [AADHAAR NO. 475238599152], [D.O.B. : 25.05.1967] & [MOBILE NO. 9231628565]**, son of Late Sushil Kumar Mondal @ Late Sushil Mondal @ Late Gopal Mondal @ Late Gopal Chandra Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at T-126, Tegharia Main Road, P.O. Hatiara, P.S. Bagulati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/THIRTEENTH PARTY"** (which terms or expression



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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 MAY 2025

shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **THIRTEENTH PART**.

AND

- 3.14 **SUKANTA KUMAR MONDAL @ SUKANTA MONDAL [PAN : ALGPM5052P], [AADHAAR NO. 672097331770], [D.O.B. : 01.01.1973] & [MOBILE NO. 9830143608]**, son of Late Sushil Mondal @ Late Sushil Kumar Mondal @ Late Gopal Mondal @ Late Gopal Chandra Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at T-126, Tegharia Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal. Hereinafter called and referred to as the **"OWNER/FOURTEENTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the **FOURTEENTH PART**.

AND

- 3.15 **BHASKAR MONDAL [PAN : ANIPM9766G], [AADHAAR NO. 723275681204], [D.O.B. : 12.01.1963] & [MOBILE NO. 9674266210]**, son of Late Modan Mohan Mondal @ Late Madan Mohan Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at T-2/7, Tegharia Mondal Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal.
- 3.15.1 **SUBHANKAR MONDAL [PAN : AIQPM8815K], [AADHAAR NO. 731459057226], [D.O.B. : 12.09.1969] & [MOBILE NO. 9830366417]**, son of Late Modan Mohan Mondal @ Late Madan Mohan Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at T-2/7, Tegharia Mondal Para, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Paraganas, West Bengal.
- 3.15.2 **TRISHNA NASKAR [PAN : AKLPN3282E], [AADHAAR NO. 692132915062], [D.O.B. : 31.12.1971] & [MOBILE NO. 8336013025]**, wife of Utpal Naskar, daughter of Late Madan



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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Mohan Mondal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Matchala, Purbapara, Rabindra Nagar P.O. Rabindranagar, P.S. Dum Dum, Kolkata - 700065, District North 24 Paraganas, West Bengal.

- 3.15.3 **TRIPTI DHAMURIA [PAN : BEEP4607P], [AADHAAR NO. 792195416289], [D.O.B. : 13.04.1975] & [MOBILE NO. 9051128074]**, wife of Susanta Kumar Dhamyria, daughter of Late Madan Mohan Mondal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Rabindra Sangha, Narayanpur, Tetultala, Rabi Tirtha, Rajarhat P.O. R. Gopalpur, P.S. Rajarhat, Kolkata - 700136, District North 24 Paraganas, West Bengal. Hereinafter jointly called and referred to as the **"OWNERS/FIFTEENTH PARTIES"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the **FIFTEENTH PART**).

AND

- 3.16 **VINAYAK INFRASTRUCTURE [PAN : AAUFV1927F], [DATE OF INCORPORATION/FORMATION : 10.05.2021]**, a Partnership Firm, having its office at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, represented by its Partners namely (1) **AVIJIT BOSE [PAN : AIWPB8626P], [AADHAAR NO. 592357298154], [D.O.B. : 10.07.1981] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **DEBASISH DATTA [PAN : ADTPD5789R], [AADHAAR NO. 795665917826], [D.O.B. : 29.12.1974] & [MOBILE NO. 9804633041]**, son of Dharmadas Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, (3) **SURAJIT SUR [PAN : BZZPS9582A], [AADHAAR NO. 443936476037], [D.O.B. : 05.09.1984] & [MOBILE NO. 9830329448]**, son of Bhanu Kanta Sur, by faith - Hindu, by occupation - Business, by



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ADDITIONAL REGISTRAR
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nationality - Indian, residing at Krishnanagar Road, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal, (4) AMIT KASHYAP [PAN : AFTTK3095GL] [AADHAAR NO. 451635955293] [D.O.B. : 14.01.1982] & [MOBILE NO. 9830129448], son of Kashi Nath Kashyap, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 45, Bidhanagar Road, Ultadanga Main Road, P.O. & P.S. Ultadanga, Kolkata - 700067, District - Kolkata, West Bengal, (5) SAYAK DUTTA [PAN : GEEPD0818B] [AADHAAR NO. 578006200445] [D.O.B. : 18.11.2000] & [MOBILE NO. 9830383605], son of Saibal Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bahuria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal & (6) SAPTAPARNA DAS [PAN : APLPD2481E] [AADHAAR NO. 967890347179] [D.O.B. : 07.12.1984] & [MOBILE NO. 9831935807], wife of Arnab Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal. Hereinafter called and referred to as the **"OWNER/SIXTEENTH PARTY"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's partners, executors, administrators, legal representatives and assigns of the **SIXTEENTH PART**.

The First Party to Sixteenth Party collectively Parties and individually Party.

It is to be noted here that the Landowner Nos. (3.1 to 3.15) herein, jointly represented by their constituted attorney, VINAYAK INFRASTRUCTURE [PAN : AAUFV1927F] [DATE OF INCORPORATION/FORMATION : 10.05.2021], a Partnership Firm, having its office at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, as their constituted attorney, by executing the several Registered Development Agreements and several Registered Development Power of Attorney After Registered Development Agreements. The details of said Registered Development Agreements and Registered Development Power of



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8 MAY 2025

Attorney executed by the said Landowner Nos. (3.1 to 3.15) herein, as mentioned hereinafter.

4. **NOW THIS DEED OF AMALGAMATION WITNESSETH AS FOLLOWS:**

4.1 OWNERSHIP OF PUSPENDU MONDAL, OWNER/FIRST PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

4.2. Absolute Ownership Puspendu Mondal, Owner/First Party herein : One Puspendu Mondal, Owner/First Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of Bastu land measuring **3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less equivalent to land measuring 5 (Five) Cottahs 2 (Two) Chittacks 30 (Thirty) sq.ft. be the same a little more or less** which is morefully described in the **FIRST SCHEDULE** hereunder written.

First Schedule Property: **ALL THAT** piece and parcel of undivided plot of land measuring:

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (in sq. ft.)	Land Area (K : CH : SFT)
414	1522	Puspendu Mondal	Bastu	0145.20	00: 03: 10.20
415	1522	Puspendu Mondal	Bastu	1774.80	02: 07: 19.80
416	1522	Puspendu Mondal	Bastu	0600.00	00:13: 15.00
417	1522	Puspendu Mondal	Bastu	1200.00	01: 10: 30.00
				3720.00	05: 02: 30.00

In total undivided plot of Bastu land measuring 3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less equivalent to land measuring 5 (Five) Cottahs 2 (Two) Chittacks 30



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(Thirty) sq.ft. be the same a little more or less comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157. Zamindari Khatian No. 167 Ka, Kha, 103, 154, L. R. Khatian No. 1522 (in the name of Puspendu Mondal, Landowner herein), lying and situate at Mouza - Teghoria, J.L. No.9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Bagulati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157, in the District North 24 Parganas, in the State of West Bengal, morefully described in the First Schedule herein under written.

4.3. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF PUSPENDU MONDAL, LANDOWNER HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :

4.4. Absolute Ownership of Prankrishna Mondal: One Prankrishna Mondal, son of Late Siromani Mondal was the absolute owner of land measuring:

C.S. No.	Dag	C.S. Khatian No.	Total Land Area	Total Land Area (In sq. ft.)
430		178	1 cottah 3 chittacks 16.20	00871.20
431		178	14 cottah 12 chittacks 28.80	10648.80
432		107	5 cottah 0 chittack 00 sq.ft.	07200.00
433		157	10 cottah 0 chittacks 0 sq. ft.	07200.00
		Total	31 cottah 0 chittacks 0 sq. ft.	22320.00



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In total land measuring 31 (Thirty One) cottahs more or less equivalent to 22320 (Twenty Two Thousand Three Hundred Twenty) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from one (1) Satish Chandra Barman, son of Late Hara Chandra Barman, (2) Gobinda Chandra Barman & (3) Mohan Chand Barman, both sons of Late Purna Chandra Barman, by the strength of a Registered Deed of Conveyance, registered on 29.04.1959, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, being Deed No. 3530 for the year 1959.

4.5. Demise of Prankrishna Mondal: While in absolute possession and absolute ownership over the aforesaid property, the said Prankrishna Mondal died intestate, leaving behind his three sons namely (1) Ajit Mondal @ Ajit Kumar Mondal, (2) Sannyashi Mondal & (3) Gopal Kumar Mondal @ Sushil Mondal @ Sushil Kumar Mondal, and three married daughters namely (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, as his legal heirs and successors in interest in respect of the aforesaid property, left by the said Prankrishna Mondal, since deceased, and each having undivided $1/6^{\text{th}}$ share in the aforesaid property, left by the said Prankrishna Mondal, since deceased.

4.6. Undivided & Individual $1/6^{\text{th}}$ Share/Ownership:

Name of the Owner	C.S. Dag No. 430 (in sq.ft.)	C.S. Dag No. 431 (in sq.ft.)	C.S. Dag No. 432 (in sq.ft.)	C.S. Dag No. 433 (in sq.ft.)	Total ownership
Ajit Mondal	145.20	01774.80	0600	1200	03720
Sannyashi Mondal	145.20	01774.80	0600	1200	03720
Gopal Kumar Mondal	145.20	01774.80	0600	1200	03720
Lila Naskar	145.20	01774.80	0600	1200	03720
Laxmi Koley	145.20	01774.80	0600	1200	03720



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RECEIVED
OF ADDL. R. REGISTRAR
- 8 MAY 2025

Sarawati Mondal	145.20	01774.80	0600	1200	03720
Total	871.20	10648.80	3600	7200	22320

4.7. Change of Dag Numbers: In Revisional Settlement and L.R. Settlement, the said C.S. Dag Nos. 430, 431, 432 & 433 have been changed in following R.S./L.R. Dag Numbers, as under

C.S. Dag No.	R.S./L.R. Dag No.
430	414
431	415
432	416
433	417

4.8. Sale/Gift by the said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal to one (1) Harendra Nath Mondal, (2) Debprasad Mondal & (3) Sukamal Mondal AND (4) Puspendu Mondal AND (5) Gopal Kumar Mondal @ Sushil Mondal: It is already mentioned here that the said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, all daughters of Late Prankrishna Mondal, individually possessed the undivided (3/6th share) plot of land as under:

Name of the Owner	L.R. Dag No. 414(in sq.ft.)	L.R. Dag No. 415 (in sq.ft.)	L.R. Dag No. 416 (in sq.ft.)	L.R. Dag No. 417 (in sq.ft.)	Total Ownership (in sq. ft.)
Lila Naskar	145.20	1774.80	0600	1200	03720
Laxmi Koley	145.20	1774.80	0600	1200	03720
Saraswati Mondal	145.20	1774.80	0600	1200	03720
Total	435.60	5324.40	1800	3600	11160

The said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, sold, transferred, conveyed and gifted their entire share in the aforesaid R.S./L.R. Dag Nos. 414, 415, 416 & 417, to one (1) Harendra Nath Mondal, (2) Debprasad Mondal & (3) Sukamal Mondal AND (4) one Puspendu Mondal AND (5) one Gopal Kumar Mondal (@ Sushil Mondal).



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The details of said transfer executed by the said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, as under :

4.9. ii Sold to (1) Harendra Nath Mondal, (2) Deboprasad Mondal & (3) Sukamal Mondal:

The said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, jointly sold, transferred and conveyed their 1/3rd share in their aforesaid total property, as under:

Actual Sale in Square Feet:

L.R. Dag No. 414(in sq.ft.)	L.R. Dag No. 415 (in sq.ft.)	L.R. Dag No. 416 (in sq.ft.)	L.R. Dag No. 417 (in sq.ft.)	Sold Property
145.20	1774.80	600	1200	3720

Actual Sale in Decimal:

L.R. Dag No. 414(in sq. ft.)	L.R. Dag No. 415 (in sq. ft.)	L.R. Dag No. 416 (in sq. ft.)	L.R. Dag No. 417 (in sq. ft.)	Sold Property
0.33	4.07	1.38	2.76	8.54

In total undivided plot of land measuring 8.54 (Eight Point Five Four) Decimals more or less equivalent to land measuring 3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos: 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, to one (1) Harendra Nath Mondal, (2) Deboprasad Mondal & (3) Sukamal Mondal, all sons of Ajit Kumar Mondal, by the strength of a Registered Deed of Conveyance, registered on 30.05.2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas at Barasat, and recorded in Book No. I, CD Volume No. 7, Pages 23 to 35, being Deed No. 01581 for the year 2013.



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It is to be mentioned here that the said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal actually possessed (i) land measuring 4.07 Decimals more or less in R.S. /L.R. Dag No. 415, (ii) land measuring 1.38 Decimals more or less in R.S./L.R. Dag No. 416 & (iii) land measuring 2.76 in R.S./L.R. Dag No. 417 (as described aforesaid).

But in the said Registered Deed of Conveyance, bearing Deed No. 01581 for the year 2013, the measurement of land sold by them i.e. (i) land measuring 4 Decimals more or less in R/S./L.R. Dag No. 415, (ii) land measuring 2 Decimals more or less in R.S/L.R. Dag No. 416 & (iii) land measuring 3 Decimals more or less in R.S./L.R. Dag No. 417, which is not actual sale by the said owners, (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal. Thus the actual sale by them i.e. (i) land measuring 4.07 Decimals more or less in R.S./L.R. Dag No. 415, (ii) land measuring 1.38 Decimals more or less in R.S. /L. R. Dag No. 416 & (iii) land measuring 2.76 in R.S./L.R. Dag No. 417 (as described aforesaid).

Sold to Puspendu Mondal:

The said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, also jointly sold, transferred and conveyed their 1/3rd share in their aforesaid total property, as under:

Actual Sale in Square Feet:

L.R. Dag No. 414(in sq. ft.)	L.R. Dag No. 415 (in sq. ft.)	L.R. Dag No. 416 (in sq. ft.)	L.R. Dag No. 417 (in sq. ft.)	Sold Property
145.20	1774.80	600	1200	3720

Actual Sale in Decimal:

L.R. Dag No. 414(in sq. ft.)	L.R. Dag No. 415 (in sq. ft.)	L.R. Dag No. 416 (in sq. ft.)	L.R. Dag No. 417 (in sq. ft.)	Sold Property
0.34	4.07	1.38	2.75	8.54

In total undivided plot of land measuring 8.54 (Eight Point Five Four) Decimals more or less equivalent to land measuring 3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415,



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416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza -Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, to one Puspendu Mondal, son of Sankar Kumar Mondal, Landowner herein, by the strength of a Registered Deed of Conveyance, registered on 30.05.2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas at Barasat, and recorded in Book No. I, CD Volume No. 7, Pages 36 to 47, being Deed No. 01582 for the year 2013.

It is to be mentioned here that the said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal actually possessed (i) land measuring 4.07 Decimals more or less in R.S./L.R. Dag No. 415, (ii) land measuring 1.38 Decimals more or less in R.S./L.R. Dag No. 416 & (iii) land measuring 2.75 in R.S./L.R. Dag No. 417 (as described aforesaid).

But in the said Registered Deed of Conveyance, bearing Deed No. 01582 for the year 2013, the measurement of land sold by them i.e. (i) land measuring 4 Decimals more or less in R.S./L.R. Dag No. 415, (ii) land measuring 2 Decimals more or less in R.S./L.R. Dag No. 416 & (iii) land measuring 3 Decimals more or less in R.S./L.R. Dag No. 417, which is not actual sale by the said owners, (1) Lila Naskar, (2) Laxmi Koley (3) Saraswati Mondal. Thus the actual sale by them i.e. (i) land measuring 4.07 Decimals more or less in R.S./L.R. Dag No. 415, (ii) land measuring 1.38 Decimals more or less in R.S./L.R. Dag No. 416 & (iii) land measuring 2.75 in R.S./L.R. Dag No. 417 (as described aforesaid).

4.10. Gift to their own brother, Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal:

The said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal, also jointly gifted their 1/3rd share in their aforesaid total property, as under:

Actual Gift in Square Feet:

L.R. Dag No. 414(in sq. ft.)	L.R. Dag No. 415 (in sq. ft.)	L.R. Dag No. 416 (in sq. ft.)	L.R. Dag No. 417 (in sq. ft.)	Gifted Property
145.20	1774.80	600	1200	3720

Actual Gift in Decimal:



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L.R. Dag No. 414 (in sq. ft.)	L.R. Dag No. 415 (in sq. ft.)	L.R. Dag No. 416 (in sq. ft.)	L.R. Dag No. 417 (in sq. ft.)	Gifted Property
0.33	4.07	1.38	2.76	8.54

In total undivided plot of land measuring 8.54 (Eight Point Five Four) Decimals more or less equivalent to land measuring 3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos: 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, to their own brother, Gopal Kumar Mondal @ Sushil Mondal, son of Late Prankrishna Mondal, by the strength of a Registered Deed of Gift, registered on 30.05.2008, registered in the office of the District Sub Registrar-II, North 24 Parganas at Barasat, and recorded in Book No. I, CD Volume No. 7, Pages 3501 to 3519, being Deed No. 01805 for the year 2013.

It is to be mentioned here that the said (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal actually possessed (i) land measuring 4.07 Decimals more or less in R.S. /L.R. Dag No. 415, (ii) land measuring 1.38 Decimals more or less in R.S./L.R. Dag No. 416 & (iii) land measuring 2.76 in R.S./L.R. Dag No. 417 (as described aforesaid).

But in the said Registered Deed of Gift, bearing Deed No. 01805 for the year 2013, the measurement of land gifted by them i.e. (i) land measuring 4 Decimals more or less in R/S./L.R. Dag No. 415, (ii) land measuring 2 Decimals more or less in R.S/L.R. Dag No. 416 & (iii) land measuring 3 Decimals more or less in R.S./L.R. Dag No. 417, which is not actual gift by the said owners, (1) Lila Naskar, (2) Laxmi Koley & (3) Saraswati Mondal. Thus the actual gift, by them i.e. (i) land measuring 4.07 Decimals more or less in R.S./L.R. Dag No. 415, (ii) land measuring 1.38 Decimals more or less in R.S. /L. R. Dag No. 416 & (iii) land measuring 2.76 in R.S./L.R. Dag No. 417 (as described aforesaid).

So, under the aforesaid three Registered Deeds, bearing (1) Deed No. 01581 for the year 2013, (2) Deed No. 01582 for the year 2013 & (3) Deed No. 01805 for the year 2013, the said (1) Lila Naskar, (2) Laxmi Koley & (3)



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Saraswati Mondal jointly sold/gifted their entire share/land measuring 11160 (Eleven Thousand One Hundred Sixty) sq. ft. more or less in R.S./L.R. Dag Nos. 414, 415, 416 & 417 (as described in the Clause-5.1.1.5 hereinabove).

4.11. Absolute Undivided Ownership of Puspendu Mondal under Deed No. 01582 for the year 2013: Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 01582 for the year 2013, the said Puspendu Mondal, landowner herein, became the absolute undivided owner of land measuring:

L.R. Dag Nos.	L.R. Khatian Nos.	Actual Ownership (in decimal)	Actual ownership (in sq. ft.)
414	406, 398, 479	0.34	0145.200
415	406, 398, 479	4.07	1774.800
416	406, 398, 479	1.38	0600.000
417	406, 398, 479	2.75	1200.000
	Total	8.54	3720.000

in total undivided plot of land measuring 8.54 (Eight Point Five Four) Decimals more or less equivalent to land measuring 3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less, equivalent to 5 cottahs 2 chittacks 30 sq. ft. more or less comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza -Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas morefully described in the First Schedule hereunder written.

L.R. Record by Puspendu Mondal: After having absolute possession and absolute ownership over the aforesaid property, the said Puspendu Mondal, Landowner herein, duly recorded his name in the record of the L.R. Settlement, in L.R.Khatian No. 1522.

Conversion of Land: It is to be mentioned here that the said Puspendu Mondal, Landowner herein, duly applied before the concerned B.L. & L.R.O.



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Rajarhat, North 24 Parganas, for conversion of the said land possessed by him under L.R. Khatian No. 1522, (R.S./L.R. Dag Nos. 414, 416, 417), the concerned authority duly converted the said land from (Bagan & Danga) to Bastu' vide Memo No. CON/1437/BL&LRO/RAJ/21 dated 07.10.2021 vide Conversion Case No. CN/2021/1507/1272.

It is also to be noted here that land in R.S./L.R. Dag No. 415 under L.R. Khatian No. 1522 (possessed by the said Puspendu Mondal), the concerned authority firstly converted the said land from Pukur' to 'Shali' vide Memo No. 385/BL&LRO/RHT/22 dated 02.02.2022, vide Conversion Case No. Post Con:-282/BL&LRO/RAJ/19, AND thereafter the said land converted from 'Shali' to Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON/382/BL&LRO/RAJ/18 dated 02.02.2022 under Conversion Case No. ACN/2022/1507/282.

4.12. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement : The said Puspendu Mondal, Owner/First Party herein, entered into a Registered Development Agreement with one Vinayak Infrastructure (Landowner No. 3.16 herein), for developing his aforesaid land and which is more fully described in the **FIRST SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 02.05.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 329234 to 329273, being Deed No. 152307697 for the year 2022.

On the basis of the said Registered Development Agreement, the said Puspendu Mondal, Owner/First Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 02.05.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 329955 to 329976, being Deed No. 152307742 for the year 2022.

5. OWNERSHIP OF SANKAR KUMAR MONDAL, OWNER/SECOND PARTY HEREIN, AND EXECUTION OF REGISTERED



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DEVELOPMENT AGREEMENT & POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

5.1 Absolute Ownership of Sankar Kumar Mondal, Owner/Second Party herein : One Sankar Kumar Mondal, Owner/Second Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less equivalent to land measuring 5 (Five) Cottahs 2 (Two) Chittacks 30 (Thirty) sq.ft.** be the same a little more or less which is morefully described in the **SECOND SCHEDULE** hereunder written.

Schedule/Project Property: ALL THAT piece and parcel of undivided plot of land measuring:

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (in sq. ft.)	Land Area (K : CH : SFT)
414	415	Sankar Kr. Mondal	Bastu	0145.20	00: 03: 10.20
415	415	Sankar Kr. Mondal	Bastu	1774.80	02: 07: 19.80
416	415	Sankar Kr. Mondal	Bastu	0600.00	00:13: 15.00
417	415	Sankar Kr. Mondal	Bastu	1200.00	01: 10: 30.00
				3720.00	05: 02: 30.00

In total undivided plot of Bastu land measuring 3720 (Three Thousand Seven Hundred Twenty) Square Feet more or less equivalent to land measuring 5 (Five) Cottahs 2 (Two) Chittacks 30 (Thirty) sq.ft. be the same a little more or less comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414; 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian No. 415 (in the name of Sankar Kumar Mondal,



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Landowner herein), lying and situate at Mouza Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata 700157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the **Second Schedule** hereinafter written.

5.2. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF SANKAR KUMAR MONDAL, LANDOWNER HEREIN:

5.3. Absolute Undivided Ownership of Sannayashi Mondal: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Prankrishna Mondal, the said Sanyashi Mondal, became the absolute owner of undivided 1/6th share in the aforesaid total property, as described hereinbelow:

R.S./L. R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (in sq. ft.)	Land Area (K : CH : SFT)
414	415	Sankar Kr. Mondal	Bastu	0145.20	00: 03: 10.20
415	415	Sankar Kr. Mondal	Bastu	1774.80	02: 07: 19.80
416	415	Sankar Kr. Mondal	Bastu	0600.00	00:13: 15.00
417	415	Sankar Kr. Mondal	Bastu	1200.00	01: 10: 30.00
				3720.00	05: 02: 30.00

In total undivided plot of land measuring 5 (Five) Cottahs 2 (Two) Chittack 30 (Thirty) sq.ft. more or less equivalent to 3720 (Three Thousand Seven Hundred Twenty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, under under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza -Teghoria, J.L. No.9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.



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5.4. Demise of Sannyashi Mondal & his Wife, Sushila Mondal: The said Sannyashi Mondal, son of Late Prankrishna Mondal died intestate and his wife, Sushila Mondal died intestate on 21.01.2011, leaving behind their only son namely Sankar Mondal as their only heir and successor in interest in respect of the aforesaid property left by the said Sannyashi Mondal, since deceased & Sushila Mondal, since deceased, in the estate of the said Prankrishna Mondal, since deceased.

5.5. Absolute Undivided Ownership of Sankar Kumar Mondal: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased father, Sannyashi Mondal and his mother, Sushila Mondal, the said Sankar Mondal, Landowner herein, became the absolute owner of the aforesaid plot of land measuring:

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	Land Area (in sq. ft.)	Land Area (K : CH : SFT)
430	414	178	0145.20	00: 03: 10.20
431	415	178	1774.80	02: 07: 19.80
432	416	107	0600.00	00:13: 15.00
433	417	157	1200.00	01: 10: 30.00
			3720.00	05: 02: 30.00

In total undivided plot of land measuring 5 (Five) Cottahs 2 (Two) Chittack 30 (Thirty) More sq. ft. more or less equivalent to 3720 (Three Thousand Seven Hundred Twenty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 416, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Paraganas and which is morefully described in the First Schedule hereunder written.

5.6. Record by Sankar Kumar Mondal: After having absolute possession and absolute Ownership over the aforesaid property, the said Sankar Kumar Mondal, Landowner herein, duly recorded his name in the record of the L.R. Settlement in L.R. Khatian No. 415.

5.7. Conversion of Land: It is to be mentioned here that the said, Sankar Kumar Mondal, Landowner herein, duly applied before the concerned B.L. & L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by him under L.R. Khatian No. 415 (R.S./L.R. Dag Nos. 414,



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416, 417), and the concerned authority duly converted the said land from (Bagan & Danga) to 'Bastu' vide Memo No. CON/1438/BL&LRO/RAJ/21 dated 07.10.2021, vide Conversion Case No. CN/2021/1507/1273.

It is also to be noted here that the land in R.S./L.R. Dag No. 415 under L.R. Khatian No. 415, the concerned authority also duly converted the said land from 'Pukur' to 'Shali' vide Memo No. 383/BL&LRO/RHT/22 dated 02.02.2022, vide Conversion Case No. Post Con:- 280/BL&LRO/RAJ/19 dated 03.01.2022 AND thereafter the said land in R.S./L.R. Dag No. 415 (under L.R. Khatian No. 415) also converted from 'Shali' to 'Bastu' vide Memo No. CON/380/BL&LRO/RAJ/18 dated 02.02.2022, vide Case No. ACN/2022/1507/280.

5.8 Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement: The said Sankar Kumar Mondal, Owner/Second Party herein, entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing his aforesaid land and which is more fully described in the **SECOND SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 02.05.2022, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2022, Pages 329456 to 329491, being Deed No. 152307701 for the year 2022.

On the basis of the said Registered Development Agreement, the said Sankar Kumar Mondal, Owner/Second Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 02.05.2022, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2022, Pages 329977 to 329999, being Deed No. 152307743 for the year 2022.

6. **JOINT OWNERSHIP OF (1) TAPASH MONDAL, (2) SNEHASHIS MONDAL, (3) KRISHNA NASKAR, (4) KUNTALA PRAMANIK & (5) RINA MONDAL, OWNERS/THIRD PARTIES HEREIN AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :**



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6.1. Absolute Joint Ownership (1) Tapash Mondal, (2) Snehashis Mondal, (3) Krishna Naskar, (4) Kuntala Pramanik & (5) Rina Mondal, Owners/Third Parties herein: One (1) Tapash Mondal, (2) Snehashis Mondal, (3) Krishna Naskar, (4) Kuntala Pramanik & (5) Rina Mondal, Owners/Third Parties herein, are the absolute joint owners of **ALL THAT** piece and parcel of undivided plot of Bastu land measuring **11 (Eleven) Cottah 4 (Four) Chittacks 00 (Zero) sq.ft.** be the same a little more or less, which is more fully described in the **THIRD SCHEDULE** hereunder written.

6.2 CHAIN AND TITLE REGARDING JOINT OWNERSHIP OF [1] TAPASH MONDAL, [2] SNEHASHIS MONDAL, [3] KRISHNA NASKAR, [4] KUNTALA PRAMANIK & [5] RINA MONDAL, OWNERS/THIRD PARTIES HEREIN:

6.3. OWNERSHIP OF DULAL CHANDRA MONDAL AND MADAN MOHAN MONDAL: That Dulal Chandra Mondal and his brother Madan Mohan Mondal, both are sons of Late Rajani Kanta Mondal, both are resident of Tegharia, P.O- Hatiara, P.S- Rajarhat presently Baguiati, District- North 24 Parganas jointly purchased the following lands in different dages by virtue of two separate registered Saf Bikroy Kobala (Deed of Conveyance) in following manners :-

- A. By virtue of registered Salf Bikroy Kobala (Deed of Conveyance) dated 04.05.1959, which was executed and registered before the office of Sub-Registrar, Cossipore, Dum Dum and the same was recorded in Book No. 1, Volume No. 58, pages 36 to 45, being Deed No. 3532 for the year 1959, from the than land owners namely Satish Chandra Barman, son of Late Hara Chandra Barman, Gobinda Chandra Barman, son of Late Purna Chandra Barman and Mohan Chandra Barman, son of Late Purna Chandra Barman, in respect of following land :



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ALL THAT piece and parcel of three plots of land measuring more or less in total 37.8 Satak i.e. 21 Cottahs, 7 Chittacks lying and situated at under Mouza- Tegharia, J.L. No. 9, Re.Sa. No. 116, Touzi No. 10, comprised in R.S. Dag Nos. 414, 416, 417 & 419 under R.S. Khatian nos. 190 & 327, within the local limits of Bidhannagar Municipal Corporation, Ward No. 11, and also within the jurisdiction of Baguiati, P.S- previously Rajarhat Police Station, North 24 Parganas, West Bengal, under A.D.S.R. Office Rajarhat, New Town, which is clearly mentioned as under :-

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total land (in Satak)	Owner's area		Character of land
				In sataks	In Bengali measurement	
1.	430	414	46	3.30	2 Cottahs	Bagan
2.	432	416	49	23.1	14 Cottahs	Bagan
3.	433	417	21	4.9	3 Cottahs	Danga
4.	436	419	7	6.45	2 Cottahs 7 Chittacks	Doba
Total -				37.8 Satak	21 Cottahs 7 Chittacks	

- A. By virtue of a registered Saf Bikroy Kobala (Deed of Conveyance) dated 19.11.1973, which was executed and registered before the office of Sub-Registrar, Cossipore, Dum Dum and the same was recorded in Book No. 1, Volume no. 143, pages 128 to 130, being Deed No. 7709 for the year 1973 from the than land owners namely Panchanan Gayen , Anil Chandra Gayen and Bhola Nath Gayen, all are sons of Late Khetra Nath Gayen, in respect of following land :



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ALL THAT piece and parcel of land measuring more or less in total 1.75 Satak i.e 1 Cottah 1 Chittack, lying and situated under - Mouza- Tegharia, J.L. No. 09, Re.Sa. No. 116 , Touzi No. 10, comprised in R.S. Dag No. 419, under R.S. Khatian no. 190 & 327 within the local limits of Bidhannagar Municipal Corporaiton, Ward No. 11, and also within the jurisdiction of Baguiati P.S previously Rajarhat Police Station, North 24 Parganas, West Bengal under A.D.S.R. Office Rajarhat New Town, which is clearly mention as under :

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total land (in Satak)	Owner's area		Character of land
				In sataks	In Bengali measurement	
1.	436	419	7	1.75	1 Cottah 1 Chittacks	Doba
Total =				1.75 Sataks	1 Cottahs 1 Chittacks	

6.4. MUTATION IN THE NAME OF DULAL CHANDRA MONDAL AND

MADAN MOHAN MONDAL: The said Dulal Chandra Mondal and Madan Mohan Mondal after purchasing the aforesaid lands, enjoying the same without any interruption, by paying rents and taxes to the concerned authority, free from all encumbrances and they individually recorded their names in present Land Reforms (L.R.) Settlement Record of Rights in respect of their undivided share of land in following manners :-

- A. The said Dulal Chandra Mondal recorded his name under L.R. Khatian No. 190, under Mouza- Tegharia, J.L. No. 9, Re.Sa. No. 116,



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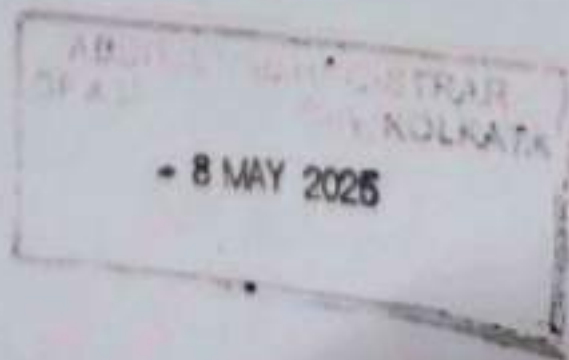
Touzi No. 10, District- North 24 Parganas in respect of his undivided share of land mention as under.

Purchased the land by virtue of Deed No. 3532 for the year 1959.

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total land (in Satak)	Share of Dulal Chandra Mondal		Character of land
				In sataks	In Bengali measurement	
1.	430	414	46	1.65	1 Cottah	Bagan
2.	432	416	49	11.55	7 Cottahs	Bagan
3.	433	417	21	2.45	1 Cottah 8 Chtticks	Danga
4.	436	419	7	3.23	1 Cottah 3 Chittacks 22.5 sq.ft.	Doba
Total				18.9 Satak	10 Cottah 11 Chittacks 22.5 sq.ft.	

Purchased the land by virtue of Deed No.7709 for the year 1973.

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total land (in Satak)	Share of Dulal Chandra Mondal		Character of land
				In sataks	In Bengali measurement	
1.	436	419	7	0.875	8.5 Chittacks	Doba



Total =	0.875 Satak	8.5 Chittacks	
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B. The said Madan Mohan Mondal recorded his name under L.R. Khatian No. 327, under Mouza - Tegharia, J.L. No. 9, Re.Sa. No. 116, Touzi No. 10, District - North 24 Parganas in respect of his undivided share of land, mention as under :

Purchased the land by virtue of Deed No.3532 for the year 1959.

Sl. No.	C.S. Dag No.	R.S. Dag No.	Total land (in Satak)	Share of Madan Mohan Mondal		Character of land
				In sataks	In Bengali measurement	
1.	430	414	46	1.65	1 Cottah	Bagan
2.	432	416	49	11.55	7 Cottahs	Bagan
3.	433	417	21	2.45	1 Cottah 8 Chittack	Danga
4.	436	419	7	3.23	1 Cotth 3 Chtticks 22.5 sq.ft.	Doba
Total				18.9 Sataks	10 Cottahs 11 Chittacks 22.5 sq.ft.	

Purchased the land by virtue of Deed No.7709 for the year 1973.

				Owner's area	
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Sl. No.	C.S. Dag No.	R.S. Dag No.	Total land (in Satak)	In sataks	In Bengali measurement	Character of land
1.	436	419	7	0.875	8.5 Chittacks	Doba
Total =				0.875 Satak	8.5 Chittacks	

6.5. DEATH OF DULAL CHANDRA MONDAL: The said Dulal Chandra Mondal after recorded his name in present L.R. Settlement Records of Rights in respect of his undivided share of land under L.R. Khatian No. 190, under R.S & L.R. Dag No. 414, 416, 417 & 419 of Mouza- Tegharia and enjoying the same without any interruption, by paying rents and taxes of the concerned authority, free from all encumbrances, he died intestate on 14th June, 2009, leaving behind him, his two sons namely Tapash Mondal and Snehashis Mondal and three married daughters namely Krishna Naskar, Kuntala Paramanik and Rina Mondal as his legal heirs and successors in interest as per provisions of Hindu Succession Act, 1956.

6.6. OWNERSHIP OF TAPASH MONDAL, SNEHASHIS MONDA, KRISHNA NASKAR, KUNTALA PARAMANIK, AND RINA MONDAL: The said Tapash Mondal, Snehashis Monda, Krishna Naskar, Kuntala Paramanik, and Rina Mondal became the joint and undivided owners (each having undivided $1/5^{\text{th}}$ share) and possessors by way of inheritance from their father in respect of ALL THAT piece and parcel of undivided land measuring more or less in total 11 Cottahs 4 Chittacks equivalent to 18.5625 Decimals, lying and situated at under Mouza - Tegharia, J.L. No. 9, Re.Sa. No. 116, Touzi No. 10, comprised in L.R. Khatian no. 190 & 327, R.S. & L.R. Dag Nos. 414, 416, 417 & 419 within the local limits of



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Bidhannagar Municipal Corporation, Ward No. 11 Tegharia Main Road and also within the jurisdiction of Bagulati Police Station previously Rajarhat P.S, North 24 Parganas West Bengal, under A.D. S.R. Office Rajarhat, New Town, which is clearly mentioned as under:

Sl. No.	C.S. Dag No.	R.S. & L.R. Dag No.	L.R. Khatian No.	Share of present land owners	Character of land
1.	430	414	1817	0 Ka. 3 Ch. 9 sq.ft.	Bagan
			1818	0 Ka. 3 Ch. 9 sq.ft.	Bagan
			1819	0 Ka. 3 Ch. 9 sq.ft.	Bagan
			1820	0 Ka. 3 Ch. 9 sq.ft.	Bagan
			1821	0 Ka. 3 Ch. 9 sq.ft.	Bagan
2.	432	416	1817	1 Ka. 6 Ch. 18 sq.ft.	Bagan
			1818	1 Ka. 6 Ch. 18 sq.ft.	Bagan
			1819	1 Ka. 6 Ch. 18 sq.ft.	Bagan
			1820	1 Ka. 6 Ch. 18 sq.ft.	Bagan
			1821	1 Ka. 6 Ch. 18 sq.ft.	Bagan
3.	433	417	1817	0 Ka. 4 Ch. 36 sq.ft.	Danga
			1818	0 Ka. 4 Ch. 36 sq.ft.	Danga
			1819	0 Ka. 4 Ch. 36 sq.ft.	Danga
			1820	0 Ka. 4 Ch. 36 sq.ft.	Danga
			1821	0 Ka. 4 Ch. 36 sq.ft.	Danga
4.	436	419	1817	0 Ka. 5Ch. 27sq.ft.	Doba
			1818	0 Ka. 5Ch. 27sq.ft.	Doba
			1819	0 Ka. 5Ch. 27sq.ft.	Doba
			1820	0 Ka. 5Ch. 27sq.ft.	Doba
			1821	0 Ka. 5Ch. 27sq.ft.	Doba
			TOTAL	18.5625 Decimals	

6.7. CONVERSION OF LAND: The said owners Tapash Mondal, Snehashis Monda, Krishna Naskar, Kuntala Paramanik, and Rina Mondal while were



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in so exclusive possession in respect of the aforesaid land, they individually converted the nature of land from Bagan, Danga, Sali, Doba to Bastu in respect of their respective share of land vide following Conversion Memo No. & Case No.

Sl. No.	Name of Land Owners	Conversion Memo No. & Date	Case No.
1.	Tapash Mondal	CON/1899/ BL & LRO/ RAJ/ 21 date : 15.12.2021	CN/2021/1507/1575
2.	Snehashis Monda	CON/1903/BL & LRO/RAJ/21 date 15.12.2021	CN /2021/1507/1576
3.	Krishna Naskar	CON/1900/BL & LRO/RAJ/21 date 15.12.2021	CN /2021/1507/1574
4.	Kuntala Paramanik	CON/1902/BL & LRO/RAJ/21 date 15.12.2021	CN /2021/1507/1577
5.	Rina Mondal	CON/1901/BL & LRO/RAJ/21 date 15.12.2021	CN /2021/1507/1578

SETTLEMENT RECORDS : The land owners Tapash Mondal, Snehashis Monda, Krishna Naskar, Kuntala Paramanik, Rina Mondal were in exclusive possession in respect of the aforesaid land, they mutated their names in present L.R. Settlement Record of Rights in respect of their respective share of land in following manner :

Sl. No.	Name of Land Owners	L.R. Khatian No.



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1.	Tapash Mondal	
2.	Snehashis Monda	1817
3.	Krishna Naskar	1818
4.	Kuntala Paramanik	1819
		1820
5.	Rina Mondal	1821

6.8. OWNERSHIP OF TAPASH MONDAL, SNEHASHIS MONDA, KRISHNA NASKAR, KUNTALA PARAMANIK, AND RINA MONDAL: By way of inheritance from their father, the said Tapash Mondal, Snehashis Monda, Krishna Naskar, Kuntala Paramanik, and Rina Mondal were the joint owners and possessors in respect of ALL THAT piece and parcel of undivided land measuring more or less in total 11 Cottahs, 4 Chittacks and 0 sq.ft. equivalent to 18.5625 Decimals lying and situated at under Mouza - Tegharia, J.L. No. 9, Re.Sa. No. 116, Touzi No. 10, comprised in L.R. Khatian no. 190 & 327, R.S. & L.R. Dag Nos. 414, 416, 417 & 419 within the local limits of Bidhannagar Municipal Corporation, Ward No. 11 Tegharia Main Road and also within the jurisdiction of Baguiati Police Station previously Rajarhat P.S, North 24 Parganas West Bengal, under A.D. S.R. Office Rajarhat, New Town, which is clearly mentioned as under:

Sl. No.	C.S. Dag No.	R.S. & L.R. Dag No.	L.R. Khatian No.	Share of present land owners	Character of land
5.	430	414	1817	0 Ka. 3 Ch. 9 sq.ft.	Bastu
			1818	0 Ka. 3 Ch. 9 sq.ft.	Bastu
			1819	0 Ka. 3 Ch. 9 sq.ft.	Bastu
			1820	0 Ka. 3 Ch. 9 sq.ft.	Bastu
			1821	0 Ka. 3 Ch. 9 sq.ft.	Bastu
6.	432	416	1817	1 Ka. 6 Ch. 18 sq.ft.	Bastu
			1818	1 Ka. 6 Ch. 18 sq.ft.	Bastu
			1819	1 Ka. 6 Ch. 18 sq.ft.	Bastu



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			1820	1 Ka. 6 Ch. 18 sq.ft.	Bastu
			1821	1 Ka. 6 Ch. 18 sq.ft.	Bastu
7.	433	417	1817	0 Ka. 4 Ch. 36 sq.ft.	Bastu
			1818	0 Ka. 4 Ch. 36 sq.ft.	Bastu
			1819	0 Ka. 4 Ch. 36 sq.ft.	Bastu
			1820	0 Ka. 4 Ch. 36 sq.ft.	Bastu
			1821	0 Ka. 4 Ch. 36 sq.ft.	Bastu
8.	436	419	1817	0 Ka. 5Ch. 27sq.ft.	Bastu
			1818	0 Ka. 5Ch. 27sq.ft.	Bastu
			1819	0 Ka. 5Ch. 27sq.ft.	Bastu
			1820	0 Ka. 5Ch. 27sq.ft.	Bastu
			1821	0 Ka. 5Ch. 27sq.ft.	Bastu
			TOTAL	18.5625 Decimals	

6.9. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement : The said (1) Tapash Mondal, (2) Snehashis Mondal, (3) Krishna Naskar, (4) Kuntala Pramanik & (5) Rina Mondal, Owners/Third Parties herein, jointly entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing their aforesaid land and which is more fully described in the **THIRD SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 11.05.2022, registered in the office of the D.S.R. II, North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 1502-2022, Pages 75392 to 75508, being Deed No. 150202283 for the year 2022.

On the basis of the said Registered Development Agreement, the said (1) Tapash Mondal, (2) Snehashis Mondal, (3) Krishna Naskar, (4) Kuntala Pramanik & (5) Rina Mondal, Owners/Third Parties herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak



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Infrastructure (Landowner No. 3.16 herein), which was registered on 11.05.2022, registered in the office of the D.S.R.-II, North 24 Parganas at Barasat, and recorded in Book No. 1, Volume No. 1502-2022, Pages 75649 to 75703, being Deed No. 150202290 for the year 2022.

7. OWNERSHIP OF LATIKA MONDAL, OWNER/FOURTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

- 7.1.1.1 Absolute Ownership of Latika Mondal, Owner/Fourth Party herein :** One Latika Mondal, Owner/Fourth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **465 (Four Hundred Sixty Five) Square Feet be the same a little more or less**, which is more fully described in the **FOURTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (In Sq.ft.)
414	1854	Latika Mondal	Bagan	018.15
415	1854	Latika Mondal	Bagan	221.85
416	1854	Latika Mondal	Bagan	075.00
417	1854	Latika Mondal	Bagan	150.00
				465.00

In total undivided plot of land measuring 465 (Four Hundred Sixty Five) Square Feet be the same a little more or less lying and situate at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha,



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103, 154, L.R. Khatian No. 1856 (in the name of Latika Mondal, Landowner herein), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157 in the District North 24 Parganas, in the State of West Bengal, morefully described in the Fourth Schedule hereinafter written.

7.2. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF LATIKA MONDAL, LANDOWNER HEREIN:

7.3. Absolute Individual Ownership of Ajit Mondal @ Ajit Kumar Mondal:

Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Prankrishna Mondal, the said Ajit Mondal @ Ajit Kumar Mondal, became the absolute owners of undivided 1/6th share in the aforesaid total land measuring 22320 (Twenty Two Thousand Three Hundred Twenty) Square Feet more or less, as under:

C.S. Dag No.	R.S./L.R. Dag No.	C.S. Khatian No.	Undivided Ownership	Undivided Ownership
430	414	178	0 Cottah 03 chittacks 10.20	0145.20
431	415	178	2 cottah 7 chittacks 19.80 sq. ft.	1774.80
432	416	107	0 Cottah 13 chittacks 15.00 sq. ft.	0600.00
433	417	157	01 cottah 10 chittacks 30.00 sq. ft.	1200.00
		Total	5 cottah 2 chittacks 30.00 sq. ft.	3720.00

In total undivided plot of land measuring 5 (Five) Cottahs 2 (Two) Chittack 30 (Thirty) sq.ft. more or less equivalent to 3720 (Three Thousand Seven Hundred Twenty) sq. ft. more or less, comprised in



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C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 416, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

- 7.4. **Demise of Ajit Mondal @ Ajit Kumar Mondal and his wife Renuka Bala Mondal:** The said Ajit Mondal @ Ajit Kumar Mondal, son of Late Prankrishna Mondal died intestate on 25.02.2001, and his wife, Renuka Bala Mondal died intestate on 01.02.2012, leaving behind their three sons namely (1) Harendra Nath Mondal @ Haren Mondal, (2) Deboprasad Mondal & (3) Sukamal Mondal, and five married daughters namely (1) Latika Mondal, (2) Anjali Naskar, (3) Minu Das, (4) Indrani Dhara & (5) Alpina Kurmi, since deceased, as his heirs and successors in interest in respect of his undivided $1/6^{\text{th}}$ share in the aforesaid property, left by the said Ajit Mondal, since deceased, in the estate of the said Prankrishna Mondal, since deceased, and each having undivided $1/48^{\text{th}}$ share in the total property.

Successors of Ajit Mondal @ Ajit Kumar Mondal, since deceased:

<u>Name of the Owner</u>	<u>Share</u>	<u>L.R. Dag No. 414(in sq.ft.)</u>	<u>L.R. Dag No. 415 (in sq.ft.)</u>	<u>L.R. Dag No. 416 (in sq.ft.)</u>	<u>L.R. Dag No. 417 (in sq.ft.)</u>	<u>Ownership (in sq. ft.)</u>
Harendra Mondal	$1/48^{\text{th}}$	18.15	221.85	075.00	0150.00	0465.00
Deboprasad Mondal	$1/48^{\text{th}}$	18.15	221.85	075.00	0150.00	0465.00
Sukamal Mondal	$1/48^{\text{th}}$	18.15	221.85	075.00	0150.00	0465.00
Latika Mondal	$1/48^{\text{th}}$	18.15	221.85	075.00	0150.00	0465.00
Anjali Naskar	$1/48^{\text{th}}$	18.15	221.85	075.00	0150.00	0465.00



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Minu Das	1/48 th	18.15	221.85	075.00	0150.00	0465.00
Indrani Dhara	1/48 th	18.15	221.85	075.00	0150.00	0465.00
Alpana Kurmi	1/48 th	18.15	221.85	075.00	0150.00	0465.00

7.5. Absolute Undivided Ownership of Latika Mondal: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Ajit Mondal @ Ajit Kumar Mondal, and his deceased mother, Renuka Bala Mondal, the said Harendra Nath Mondal, became the absolute owner of ALL THAT piece and parcel of undivided plot of land measuring

Name of the Owner	Share	L.R. Dag No. 414 (in sq.ft.)	L.R. Dag No. 415 (in sq.ft.)	L.R. Dag No. 416 (in sq.ft.)	L.R. Dag No. 417 (in sq.ft.)	Ownership (in sq. ft.)
Latika Mondal	1/48 th	18.15	221.85	075.00	0150.00	0465.00

In total undivided land measuring 465 (Four Hundred Sixty Five) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 1 16, Touzi No. 1074, 196, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

7.6.L.R. Record by Latika Mondal: After having absolute possession and absolute ownership over the aforesaid property, the said Latika Mondal, Landowner herein, duly recorded her name in the record of the L.R. Settlement, in L.R.Khatian Nos. 1854 respectively.

7.7 Conversion of Land: It is also to be noted here that land in R.S./L.R. Dag No. 415 under L.R. Khatian No.1854 (possessed by the said Latika Mondal), the concerned authority firstly converted the said land from 'Pukur' to 'Shali' vide Memo No. CON/4424/BLLRO/RAJ/22 dated 03.06.2022 vide Conversion Case No. ACN/2022/1507/1635 AND thereafter the said land converted from 'Shali' to Bastu' (in R.S./L.R. Dag No. 415) vide Memo



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No. CON/4425/BLLRO/RAJ/22 dated 03.06.2022 under Conversion Case No. ACN/2022/ 1507/ 1634.

7.8. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :

The said Latika Mondal, Owner/Fourth Party herein, entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing her aforesaid plot of land and which is more fully described in the **FOURTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 533963 to 533998, being Deed No. 152313316 for the year 2022.

On the basis of the said Registered Development Agreement, the said Latika Mondal, Owner/Fourth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 535072 to 535093, being Deed No. 152313341 for the year 2022.

8. OWNERSHIP OF ANJALI NASKAR, OWNER/FIFTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT:

- 8.1. Absolute Ownership Anjali Naskar, Owner/Fifth Party herein :**
One Anjali Naskar, Owner/Fifth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **465 (Four Hundred Sixty Five) Square Feet be the same a little more or less**, which is more fully described in the **FIFTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:



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R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (In Sq.ft.)
414	1856	Anjali Naskar	Bagan	018.15
415	1856	Anjali Naskar	Bagan	221.85
416	1856	Anjali Naskar	Bagan	075.00
417	1856	Anjali Naskar	Bagan	150.00
				465.00

In total undivided plot of land measuring 465 (Four Hundred Sixty Five) Square Feet be the same a little more or less, lying and situate at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./LR. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian No. 1856 (in the name of Anjali Naskar, Landowner herein), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157), in the District North 24 Parganas, in the State of West Bengal, morefully described in the Fifth Schedule hereinafter written, hereinafter called and referred to as the "SAID PROPERTY".

8.2. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF ANJALI NASKAR, LANDOWNER HEREIN:

Absolute Undivided Ownership of Anjali Naskar: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Ajit Mondal @ Ajit Kumar Mondal, and his deceased mother, Renuka Bala Mondal, the said Harendra Nath Mondal, became the absolute owner of ALL THAT piece and parcel of undivided plot of land measuring



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Name of the Owner	Share	L.R. Dag No. 414 (in sq.ft.)	L.R. Dag No. 415 (in sq.ft.)	L.R. Dag No. 416 (in sq.ft.)	L.R. Dag No. 417 (in sq.ft.)	Ownership (in sq. ft.)
Anjali Naskar	1/48 th	18.15	221.85	075.00	0150.00	0465.00

In total undivided land measuring 465 (Four Hundred Sixty Five) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 1 16, Touzi No. 1074, 196, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

- 8.3. L.R. Record by Anjali Naskar:** After having absolute possession and absolute ownership over the aforesaid property, the said Anjali Naskar, Landowner herein, duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian Nos. 1856 respectively.
- 8.4. Conversion of Land:** It is to be mentioned here that the said Anjali Naskar, Landowner herein duly applied before the concerned B.L.&L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by her under L.R. Khatian No. 1856 (R.S./L.R. Dag No. 415), the concerned authority firstly converted the said land from Pukur' to 'Shali' vide Memno No. CON/4428/BLLRO/RAJ/22 dated 03.06.2022, vide Conversion Case No. ACN/2022/1507/1639 AND thereafter the said land converted from Shali to Bastu (in R.S./L.R. Dag No. 415) vide Memo No. CON/4429/BLLRO/RAJ/22 dated 03.06.2022 under Conversion Case No. ACN/2022/1507/1638.
- 8.5. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :** The said Anjali Naskar, Owner/Fifth Party herein, entered into a Registered Development Agreement with the said Vinayak Infrastructure Landowner No. 3.16 herein), for developing her aforesaid plot of land and which is more fully described in the **FIFTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 17.08.2022, registered in the office of the



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A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 534030 to 534065, being Deed No. 152313318 for the year 2022.

On the basis of the said Registered Development Agreement, the said Anjali Naskar, Owner/Fifth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure Landowner No. 3.16 herein], which was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 535116 to 535137, being Deed No. 152313343 for the year 2022.

9. OWNERSHIP OF KRISHNENDU MONDAL, OWNER/SIXTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

- 9.1 Absolute Ownership of Krishnendu Mondal, Owner/Sixth Party herein** : One Krishnendu Mondal, Owner/Sixth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of Bastu land measuring **465 (Four Hundred Sixty Five) Square Feet be the same a little more or less** which is more fully described in the **SIXTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (In Sq.ft.)
414	1432	Krishnendu Mondal	Bastu	018.15
415	1432	Krishnendu Mondal	Bastu	221.85
416	1432	Krishnendu Mondal	Bastu	075.00
417	1432	Krishnendu Mondal	Bastu	150.00
				465.00



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In total undivided plot of land measuring 465 (Four Hundred Sixty Five) Square Feet be the same a little more or less including cement flooring residential Tiles Shed measuring 100 (One Hundred) sq. ft. more or less, lying and situate at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./LR. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian No. 1856 (in the name of Krishnendu Mondal, Landowner herein), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Sixth Schedule hereinafter written, hereinafter called and referred to as the "SAID PROPERTY".

9.2. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF KRISHNENDU MONDAL, LANDOWNER HEREIN:

9.3. Absolute Undivided Ownership of Indrani Dhara: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Ajit Mondal @ Ajit Kumar Mondal, and his deceased mother, Renuka Bala Mondal, the said Harendra Nath Mondal, became the absolute owner of ALL THAT piece and parcel of undivided plot of land measuring

<u>Name of the Owner</u>	<u>Share</u>	<u>L.R. Dag No. 414 (in sq.ft.)</u>	<u>L.R. Dag No. 415 (in sq.ft.)</u>	<u>L.R. Dag No. 416 (in sq.ft.)</u>	<u>L.R. Dag No. 417 (in sq.ft.)</u>	<u>Ownership (in sq. ft.)</u>
Latika Mondal	1/4 8th	18.15	221.85	075.00	0150.00	0465.00

In total undivided land measuring 465 (Four Hundred Sixty Five) Square Feet more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116,



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Touzi No. 1074, 196, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas.

- 9.4. **L.R. Record by Indrani Dhara:** After having absolute possession and absolute ownership over the aforesaid property, the said Indrani Dhara, Landowner herein, duly recorded her name in the record of the L.R. Settlement, in L.R. Khatian Nos. 1857.
- 9.5. **Gift by the said Indrani Dhara to Krishnendu Mondal:** The said Indrani Dhara gifted a plot of land measuring:

R.S./L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Gifted Property (in sq. ft.)
414	179	1857	048.39516
416	179	1857	048.39516
417	179	1857	096.79032
			193.58064

In total land measuring 193.58064 Square Feet more or less, comprised in R.S./L.R. Dag Nos. 414, 416 & 417, under R.S. Khatian No. 179, L.R. Khatian No. 6, corresponding to L.R. Khatian No. 1857 (in the name of Indrani Dhara), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, alongwith other lands in different dags, to her son, Krishnendu Mondal, by the strength of a Registered Deed of Gift, which was registered on 20.09.2006, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City, and recorded in Book No. I, CD Volume No. 15, Pages 9718 to 9734, being Deed No. 09286 for the year 2010.

- 9.6. **Again Gift by the said Indrani Dhara to the said Krishnendu Mondal:** The said Indrani Dhara again gifted a plot of land measuring :

R.S./L.R. Dag No.	R.S. Khatian No.	L.R. Khatian No.	Gifted Property (in Decimal)	Gifted Property (in sq. ft.)
415	179	1857	0.4445	193.6242

R.S./L.R. Dag No. 415, under R.S. Khatian No. 179, L.R. Khatian No. 6, corresponding to L.R. Khatian No. 1857 (in the name of Indrani Dhara), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116,



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Touzi No. 1074, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas, alongwith other lands in different dags, to her son, the said Krishnendu Mondal, by the strength of a Registered Deed of Gift, which was registered on 15.09.2008, registered in the office of the A.D.S.R. Bidhainagar, Salt Lake City, and recorded in Book No. I. CD Volume No. 11, Pages 6184 to 6207, being Deed No. 11655 for the year 2008.

- 9.7. Again Gift by the said Indrani Dhara to the said Krishnendu Mondal:** The said Indrani Dhara again gifted a plot of land measuring :

R.S./L.R. Dag No.	L.R. Khatian No.	Gifted Property (in Decimal)	Gifted Property (in sq. ft.)
414	1857	0.0322	014.02632
415	1857	0.4416	192.36096
416	1857	0.1470	064.03320
417	1857	0.3045	132.64020
		0.9253	403.06068

In total land measuring 0.9253 Decimals more or less equivalent to 403.06068 Square Feet more or less, comprised in R.S./L.R. Dag Nos. 414, 415, 416 & 417, under L.R. Khatian No. 1857 (in the name of Indrani Dhara), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, Pargana -Kalikata, P.S., Rajarhat now Baguiati, within the local limit of formerly Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, in Ward No. 6, in the District North 24 Parganas, alongwith other lands in different dags, to her son, the said Krishnendu Mondal, by the strength of a Registered Deed of Gift, which was registered on 16.03.2022, registered in the office of the ADSR Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2022, Pages 282435 to 282461, being Deed No. 152306485 for the year 2022.

- 9.8. Actual Gift Gifted by the said Indrani Dhara to her son, Krishnendu Mondal in R.S./L.R. Dag Nos. 414, 415, 416 & 417 :** It has already been said that the said Indrani Dhara was the actual owner of land measuring 465 sq.ft. more or less in R.S./L.R. Dag Nos. 414, 415, 416 & 417 (as described in Clause No. 5.1.1.7 hereinabove).



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But as per the aforesaid three Registered Deeds of Gift, bearing (1) Deed No. 09286 for the year 2010, (2) Deed No. 11655 for the year 2008 & (3) Deed No. 152306485 for the year 2022, the said Indrani Dhara gifted :

(i) $048.39516 \text{ sq.ft.} + 014.02632 \text{ sq.ft.} = 62.42148 \text{ sq.ft.}$ more or less in R.S./L.R. Dag No. 414, which is excess gift, gifted by the said Indrani Dhara. As per her actual ownership, the said Indrani Dhara actually gifted land measuring 18.15 sq.ft. more or less in R.S./L.R. Dag No. 414, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.

(ii) $193.6242 \text{ sq.ft.} + 192.36096 \text{ sq.ft.} = 385.98516 \text{ sq.ft.}$ more or less in R.S./L.R. Dag No. 415, which is excess gift, gifted by the said Indrani Dhara. As per her actual ownership, the said Indrani Dhara actually sq. ft. more or less in R.S./L.R. Dag No. 415, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.

(iii) $048.39516 \text{ sq.ft.} + 64.03320 \text{ sq.ft.} = 112.42836 \text{ sq.ft.}$ more or less in R.S./L.R. Dag No. 416, which is excess gift, gifted by the said Indrani Dhara. As per her actual ownership, the said Indrani Dhara actually gifted land measuring 75 sq.ft. more or less in R.S./L.R. Dag No. 416, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.

(iv) $96.79032 \text{ sq.ft.} + 132.64020 \text{ sq.ft.} = 229.64020 \text{ sq.ft.}$ more or less in R.S./L.R. Dag No. 417, which is excess gift, gifted by the said Indrani Dhara. As per her actual ownership, the said Indrani Dhara actually gifted land measuring 150 sq.ft. more or less in R.S./L.R. Dag No. 417, which is duly acknowledged by the said Krishnendu Mondal, Landowner herein.

9.9. Actual Ownership of Krishnendu Mondal, under (1) Deed No. 09286 for the year 2006, (2) Deed No. 11655 for the year 2008 & (3) Deed No. 152306485 for the year 2022 : Thus on the basis of aforementioned facts and circumstances, the said Krishnendu Mondal actual gift received from her mother, Indrani Dhara is:

R.S./L.R. Dag No.	L.R. Khatian No.	Total Ownership (in sq. ft.)
414	1857	018.15
415	1857	221.85
416	1857	075.00



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417	1857	150.00
		0465.00

In total land measuring 465 sq.ft more or less, comprised in C.S. Dag Nos.430, 431, 432 & 433 corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under Zamindari Khatian No. 167 Ka, Kha, 103, 154, C.S. Khatian No. 178, 107 & 157, corresponding to L.R. Khatian No. 1857, in Mouza Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, Pargana - Kalikata, P.S. Rajarhat now Baguiati, within the local limit of formerly Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, in Ward No. 6, in the District North 24 Parganas.

9.10. Record by Krishnendu Mondal: While in absolute possession and absolute ownership over the actual property, the said Krishnendu Mondal, Landowner herein, duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 1432

9.11. Conversion of Land: It is to be mentioned here that the said Krishnendu Mondal, Landowner herein, duly applied before the concerned B.L.&L.R.O. North 24 Parganas, Barasat, for conversion of the said land possessed by him under L.R. Khatian No. 1432, (R.S./L.R. Dag Nos. 414, 416, 417) and the concerned authority duly converted the said land From (Bagan & Danga) to Bastu', vide Memo No. CON/1439/BL&LRO/RAJ/21 dated 07.10.2021 vide Conversion Case No. CN/2021/1507/ 1271 North 24 Parganas.

It is also to be noted here that land in R.S/L.R Dag No. 415 under L.R. Khatian No. 1432 (possessed by the said Krishnendu Mondal), the concerned authority firstly converted the said land from Pukur' to 'Shali' vide Memo No. 384/BL&LRO/RHT/22 dated 02.02.2022, vide Conversion Case No. Post Con: 281/BL&LRO/RAJ/ 19, dated 03.01.2022 AND thereafter the said land converted from shali to Bastu (in R.S/L.R. Dag No. 415) vide memo No. CON/381/BL&LRO/RAJ/18 dated 02.02.2022 under conversion Case No. ACN/2022/1507/281.

9.12. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :
The said Krishnendu Mondal, Owner/Sixth Party herein, entered



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into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing his aforesaid plot of land and which is more fully described in the **SIXTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 534066 to 534105, being Deed No. 152313319 for the year 2022.

On the basis of the said Registered Development Agreement, the said Krishnendu Mondal, Owner/Sixth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 535094 to 535115, being Deed No. 152313342 for the year 2022.

10. OWNERSHIP OF SUKAMAL MONDAL, OWNER/SEVENTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT:

- 10.1. Absolute Ownership of Sukamal Mondal, Owner/Seventh Party herein :** One Sukamal Mondal, Owner/Seventh Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring 1705 (One Thousand Seven Hundred Five) Square Feet be the same a little more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft. be the same a little more or less including cement flooring residential Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, morefully described in the **SEVENTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (In Sq.ft.)	Land Area (K : CH : SFT)
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414	1853	Sukamal Mondal	Bagan	0018.15	00 : 00 : 18.15
414	1172	Sukamal Mondal	Bagan	0048.40	00 : 01 : 03.40
415	1853	Sukamal Mondal	Bastu	0221.85	00 : 04 : 41.85
415	1172	Sukamal Mondal	Bastu	0591.60	00 : 13 : 06.60
416	1853	Sukamal Mondal	Bagan	0075.00	00 : 01 : 30.00
416	1172	Sukamal Mondal	Bagan	0200.00	00 : 04 : 20.00
417	1853	Sukamal Mondal	Danga	0150.00	00 : 03 : 05.00
417	1172	Sukamal Mondal	Danga	0400.00	00 : 08 : 40.00
				1705.00	02 : 05 : 40.00

In total undivided plot of land measuring 1705 (One Thousand Seven Hundred Five) Square Feet be the same a little more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft. be the same a little more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.s. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha. 103. 154. L.R. Khatian Nos. 1853 & 1172 (in the name of Sukamal Mondal, Landowner herein), lying and situate at Mouza -Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, (Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157), in the District North 24 Parganas, in the State of West Bengal, morefully described in the Seventh Schedule herein under written [SCHEDULED PROPERTY]

10.2. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF SUKAMALMONDAL, LANDOWNER HEREIN:

10.3. Absolute Total Undivided Ownership of Sukamal Mondal under Deed No. 01581 for the year 2013 & by way of Inheritance: Thus by way of inheritance received from his deceased father, Ajit



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Mondal @ Ajit Kumar Mondal and his deceased mother, Renuka Bala Mondal, and by way of aforementioned Registered Deed of Conveyance, bearing Deed No. 01581 for the year 2013, the said Deboprasad Mondal, became the absolute undivided owner of land measuring:

<u>L.R. Dag Nos.</u>	Undivided ownership by way of inheritance from his father & mother (in sq. ft.)	Undivided ownership by way of inheritance from his father & mother (in sq. ft.)	Total Undivided ownership of Harendra Nath Mondal (in sq. ft.)
414	018.15	048.40	0066.55
415	221.85	591.60	0813.45
416	075.00	200.00	0275.00
417	150.00	400.00	0550.00
			1705.00

In total undivided plot of land measuring 1705 (One Thousand Seven Hundred Five) sq.ft. more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40-(forty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, morefully described in the First Schedule hereunder written.

10.4. L.R. Record by Sukamal Mondal: After having absolute possession and absolute ownership over the aforesaid property, the said Sukamal Mondal, Landowner herein, duly recorded his name in the record of the L.R. Settlement, in L.R.Khatian Nos. 1172 & 1853 respectively.

10.5. Conversion of Land: It is also to be noted here that land in R.S./L.R. Dag No. 415 under L.R. Khatian Nos. 1172 & 1853 (possessed by the said Sukamal Mondal), the concerned authority firstly converted the



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said land from 'Pukur' to 'Shali' vide Memo No. CON/1822/BLLRO/RAJ/22 dated 03.06.2022 vide Conversion Case No. ACN/2022/1507/1622 AND thereafter the said land converted from 'Shali' to Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON/1823/BLLRO/RAJ/22 dated 03.06.2022 under Conversion Case No. ACN/2022/15071625.

10.6. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :

The said Sukamal Mondal, Owner/Seventh Party herein, entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing his aforesaid plot of land and which is morefully described in the **SEVENTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 534106 to 534148, being Deed No. 152313320 for the year 2022.

On the basis of the said Registered Development Agreement, the said Sukamal Mondal, Owner/Seventh Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2022, Pages 535048 to 535071, being Deed No. 152313339 for the year 2022.

11.1. OWNERSHIP OF DEBOPRASAD MONDAL, OWNER/EIGHTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

11.2. Absolute Ownership of Deboprasad Mondal, Owner/Eighth Party herein : One Deboprasad Mondal, Owner/Eighth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **1705 (One Thousand Seven Hundred Five) Square Feet** be the same a little more or less



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equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft. be the same a little more or less which is morefully described in the **EIGHTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (In Sq.ft.)	Land Area (K : CH : SFT)
414	1852	Deboprasad Mondal	Bagan	0018.15	00 : 00 : 18.15
414	1173	Deboprasad Mondal	Bagan	0048.40	00 : 01 : 03.40
415	1852	Deboprasad Mondal	Bastu	0221.85	00 : 04 : 41.85
415	1173	Deboprasad Mondal	Bastu	0591.60	00 : 13 : 06.60
416	1852	Deboprasad Mondal	Bagan	0075.00	00 : 01 : 30.00
416	1173	Deboprasad Mondal	Bagan	0200.00	00 : 04 : 20.00
417	1852	Deboprasad Mondal	Danga	0150.00	00 : 03 : 05.00
417	1173	Deboprasad Mondal	Danga	0400.00	00 : 08 : 40.00
				1705.00	02 : 05 : 40.00

In total undivided plot of land measuring 1705 (One Thousand Seven Hundred Five) Square Feet be the same a little more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft. be the same a little more or less comprised in C.S. Dag Nos., 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103. 154. L.R. Khatian Nos. 1852 & 1173 (in the name of Deboprasad Mondal, Landowner herein), lying and situate at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116. Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of



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Bidhannagar Municipal Corporation, in Ward No. 700157, in the 6, Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata District North 24 Parganas, in the State of West Bengal, morefully described in the Eighth Schedule herein under written [SCHEDULED PROPERTY].

11.3. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF DEBOPRASAD MONDAL, LANDOWNER HEREIN:

Absolute Total Undivided Ownership of Deboprasad Mondal under Deed No 01581 for the year 2013 & by way of Inheritance:

Thus by way of inheritance received from his deceased father, Ajit Mondal @ Ajit Kumar Mondal and his deceased mother, Renuka Baja Mondal, and by way of aforementioned Registered Deed of Conveyance, bearing Deed No. 01581 for the year 2013, the said Deboprasad Mondal, became the absolute undivided owner of land measuring:

<u>L.R. Dag Nos.</u>	Undivided ownership by way of inheritance from his father & mother (in sq. ft.)	Undivided ownership by way of inheritance from his father & mother (in sq. ft.)	Total Undivided ownership of Harendra Nath Mondal (in sq. ft.)
414	018.15	048.40	0066.55
415	221.85	591.60	0813.45
416	075.00	200.00	0275.00
417	150.00	400.00	0550.00
			1705.00

In total undivided plot of land measuring 1705 (One Thousand Seven Hundred Five) sq.ft. more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40-(forty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North



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24 Parganas, morefully described in the Eight Schedule hereunder written.

- 11.4. L.R. Record by Deboprasad Mondal:** After having absolute possession and absolute ownership over the aforesaid property, the said Deboprasad Mondal, Landowner herein, duly recorded his name in the record of the L.R. Settlement, in L.R.Khatian Nos. 1173 & 1852 respectively.
- 11.5. Conversion of Land:** It is also to be noted here that land in R.S./L.R. Dag No. 415 under L.R. Khatian Nos. 1173 & 1852 (possessed by the said Deboprasad Mondal), the concerned authority firstly converted the said land from Pukur to 'Shali' vide Memo No. CON/1824/BLLRO/RAJ/22 dated 03.06.2022 vide Conversion Case No. ACN/2022/1507/1623 AND thereafter the said land converted from 'Shali' to Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON/1825/BLLRO/RAJ/22 dated 03.06.2022 under Conversion Case No. ACN/2022/1507/1624.
- 11.6. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :** The said Deboprasad Mondal, Owner/Eighth Party herein, entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing his aforesaid plot of land and which is more fully described in the **EIGHTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2022, Pages 534149 to 534191, being Deed No. 152313321 for the year 2022.

On the basis of the said Registered Development Agreement, the said Deboprasad Mondal, Owner/Eighth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 17.08.2022, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2022, Pages 535024 to 535047, being Deed No. 152313340 for the year 2022.



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ADDITIONAL REGISTRAR
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12.1. OWNERSHIP OF ASHA MONDAL, OWNER/NINETH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT:

- 12.2. Absolute Ownership Asha Mondal, Owner/Nineth Party herein :** One Asha Mondal, Owner/Nineth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **1705 (One Thousand Seven Hundred Five) Square Feet** be the same a little more or less equivalent to land measuring **2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft.** be the same a little more or less which is more fully described in the **NINETH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring :

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of land	Land area (In Sq. ft.)	Land Area
414	1862	Asha Mondal	Bastu	0066.55	01 chitack 21.55 sq. ft
415	1862	Asha Mondal	Bastu	0813.451	1 cottah 2 chittacks 03.45 sq. ft.
416	1862	Asha Mondal	Bastu	0275.00	6 chittacks 05.00 sq. ft.
417	1862	Asha Mondal	Bastu	0550.00	12 chittacks 10.00. sq. ft.
			total	1705.00	2 cottah 5 chittacks 40.00 sq. ft.

In total undivided plot of land measuring 1705 (One Thousand Seven Hundred Five) Square Feet be the same a little more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq. ft. be the same a little more or less comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 1862 (in the name of Asha Mondal, Landowner herein), lying and situate at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati



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(formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, (Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata 700157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the Nineth Schedule herein under written [SCHEDULED PROPERTY]

12.3 CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF ASHA MONDAL, LANDOWNER HEREIN:

Absolute Total Undivided Ownership of Harendra Nath Mondal under Deed No 01581 for the year 2013 & by way of Inheritance:

Thus by way of inheritance received from his deceased father, Ajit Mondal @ Ajit Kumar Mondal and his deceased mother, Renuka Bala Mondal, and by way of aforementioned Registered Deed of Conveyance, bearing Deed No. 01582 for the year 2013, the said Harendra Nath Mondal, became the absolute undivided owner of land measuring:

<u>L.R. Nos.</u>	<u>Dag</u>	Undivided ownership by way of inheritance from his father & mother (in sq. ft.)	Undivided ownership by way of inheritance from his father & mother (in sq. ft.)	Total Undivided ownership of Harendra Nath Mondal (in sq. ft.)
414		018.15	048.40	0066.55
415		221.85	591.60	0813.45
416		075.00	200.00	0275.00
417		150.00	400.00	0550.00
				1705.00

In

total undivided plot of land measuring 1705 (One Thousand Seven Hundred Five) sq.ft. more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi



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No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, morefully described in the First Schedule hereunder written.

12.4. L.R. Record by Harendra Nath Mondal: After having absolute possession and absolute ownership over the aforesaid property, the said Harendra Nath Mondal, duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 1176.

12.5. Demise of Harendra Nath Mondal: While in absolute possession and absolute ownership over the aforesaid property, the said Harendra Nath Mondal died intestate on 27.12.2019, leaving behind his wife Asha Mondal, as his only legal heir and successor in interest in respect of the aforesaid property, left by the said Harendra Nath Mondal, since deceased.

12.6. Absolute Ownership of Asha Mondal: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance from her deceased husband, Harendra Nath Mondal, since deceased the said Asha Mondal, became the absolute owner of land measuring 1705 (One Thousand Seven Hundred Five) sq.ft. more or less equivalent to land measuring 2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft. more or less, coinprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 4 14, 415, 416 & 417, under C.S, Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian No. 1176 (in the name of Harendra Nath Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, morefully described in the First Schedule hereunder written.

12.7. Record by Asha Mondal: After having absolute possession and absolute ownership over the aforesaid property, the said Asha Mondal, duly recorded her name in the record of the L.R. Settlement, in L.R. Khatian No. 1862.

12.8. Conversion of Land: It is to be mentioned here that the said Asha Mondal, Landowner herein, duly applied before the concerned B.L.&L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by her under L.R. Khatian No. 1862, R.S./L.R. Dag



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Nos. 414 , 4116 & 417 the concerned authority duly converted the said land from (Bagan & Danga) to "Bastu" vide Memo No.CON /2496/BL&LRo/ RAJ/22 dated 20.12.2022 vide Conversion Case No.CN/2022/ 1507/6137. It is also to be noted here that land in R.S./L.R Dag No. 415 under L.R. Khatian No 1862 (possessed by the said Asha Mondal), the concerned authority firstly converted the said land from Pukur' to Shali' vide Memo No. CON 2497 dated 30.12.2022 vide Conversion Case No. CN/2022/ 1507/ 1723 AND thereafter the said land converted from Shali' to Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON 2498 dated 30.12.2022 vide Conversion Case No. CN/2022/ 1507/1724.

12.9. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :

The said Asha Mondal, Owner/Nineth Party herein, entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing her aforesaid plot of land and which is more fully described in the **NINETH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was executed on 10.05.2023, and registered on 16.05.2023, registered in the office of the A.R.A.-II, Kolkata, and recorded in Book No. 1, Volume No. 1902-2023, Pages 201561 to 201608, being Deed No. 190206373 for the year 2023.

On the basis of the said Registered Development Agreement, the said Asha Mondal, Owner/Nineth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 16.05.2023, registered in the office of the A.R.A.-II Kolkata, and recorded in Book No. 1, Volume No. 1902-2023, Pages 201890 to 201911, being Deed No. 190206389 for the year 2023.

13.1. OWNERSHIP OF CHABI MONDAL, OWNER/TENTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

13.2. Absolute Ownership of Chabi Mondal, Owner/Tenth Parth herein : One Chabi Mondal, Owner/Tenth Party herein, is the



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absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft.** be the same a little more or less equivalent to land measuring **1488 (One Thousand Four Hundred Eighty Eight) Square Feet** be the same a little more or less, which is more fully described in the **TENTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (K : CH : SFT)
414	1847	Chabi Mondal	Bastu	00 : 01 : 13.08
415	1847	Sukanta Mondal	Bastu	00 : 15 : 34.92
416	1847	Sukanta Mondal	Bastu	00 : 05 : 15.00
417	1847	Sukanta Mondal	Bastu	00 : 10 : 30.00
				02 : 01 : 03.00

In total undivided plot of land measuring 2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft. be the same a little more or less equivalent to land measuring 1488 (One Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S. Dag Nos. 414, 415, 416 & 417, L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, L.R. Khatian No. 1847 (in the name of Chabi Mondal, Landowner herein) lying and situated at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Tenth Schedule herein under written

13.2. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF CHABI MONDAL, LANDOWNER HEREIN



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Absolute Sole & Total Undivided Ownership of Sushil Kumar Mondal @ Sushil Mondal (@ Gopal Mondal (@ Gopal Kumar Mondal: Thus on the basis of the inheritance received from his deceased father, Pran Krishna Mondal, and on the basis of the aforementioned Registered Deed of Gift, bearing Deed No. 01805 for the year 2013, the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal, became the absolute owner of ALL THAT piece and parcel of land measuring :

L.R. Dag No.	Ownership by way of Inheritance (in sq. ft.)	Ownership by way of Gift (in sq. ft.)	Total ownership
414	0145.20	0145.20	0290.40
415	1774.80	1774.80	3549.60
416	0600.00	0600.00	1200.00
417	1200.00	1200.00	2400.00
	3720.00	3720.00	7440.00

In total undivided plot of land measuring 7440 (Seven Thousand Four Hundred Forty) sq.ft. more or less equivalent to 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas.

13.3. L.R. Record: After having absolute possession and absolute ownership over the aforesaid property, the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal, duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 129.

13.3. Demise of Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal : While in absolute possession and absolute ownership over the aforesaid property, the said Sushil



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Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal died intestate on 09.09.2020, leaving behind his wife namely Chabi Mondal, three sons namely (1) Arjun Kumar Mondal @ Arjun Mondal, (2) Sudip Kumar Mondal @ Sudip Mondal & (3) Sukanta Kumar Mondal @ Sukanta Mondal, and only married daughter namely Swaswati Naskar, as his legal heirs and successors in interest in respect of the aforesaid property, left by the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, since deceased, each having possessed $1/5^{\text{th}}$ share in the aforesaid property i.e. in the estate of the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal.

13.4. Absolute joint & Undivided Ownership of (1) Chabi Mondal, (2) Arjun Kumar Mondal (3) Sudip Kumar Mondal (4) Sukanta Kumar Mondal & (5) Swaswati Naskar: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased husband and father, Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, the said (1) Chabi Mondal (2) Arjun Kumar Mondal @ Arjun Mondal (3) Sudip Kumar Mondal @ Sudip Mondal (4) Sukanta Kumar Mondal @ Sukanta Mondal & (5) Swaswati Naskar became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Joint Ownership (in sq. ft.)	Joint Ownership K - CH- SFT
414	129	Sushil Kr Mondal	0290.40	00 - 06 - 20.40
415	129	Sushil Kr Mondal	3549.60	04 - 14 - 39.60
416	129	Sushil Kr Mondal	1200.00	01 - 10 - 30.00
417	129	Sushil Kr Mondal	2400.00	03 - 05 - 15.00
			7440.00	10 -05 - 15.00

In total undivided plot of land measuring 7440 (Seven Thousand Four Hundred Forty) sq.ft. more or less equivalent to 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding R.S./LR. Dag Nos. 414, 415, 416 & 417, under C.s. Khatian No. 178,,107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatjâr No. 129 (in the name of Sushil Kumar Mondal @ Sushil Mondal @ Gopal



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Mondal @ Gopal Kumar Mondal, since deceased), lying and situated at Mouza- Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana- Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas.

Name of the Owner	L.R. Dag No. 414(in sq.ft.)	L.R. Dag No. 415 (in sq.ft.)	L.R. Dag No. 416 (in sq.ft.)	L.R. Dag No. 417 (in sq.ft.)	Total Ownership (in sq. ft.)
Chabi Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Arjun Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Sudip Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Sukanta Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Swaswati Naskar	058.08	0709.92	0240.00	0480.00	1488.00
	290.40	3549.60	1200.00	2400.00	7440.00

13.5. L.R. Records: The Successors of the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal namely (1) Chabi Mondal, (2) Arjun Kumar Mondal (@ Arjun Mondal, (3) Sudip Kumar Mondal @ Sudip Mondal, (4) Sukanta Kumar Mondal @ Sukanta Mondal & (5) Swaswati Naskar, duly recorded their names in the record of the L.R. Settlement, in respect of their aforesaid property, as it is under:

Name of the Owner	L.R. Dag No. 414(in sq.ft.)
Chabi Mondal	1847
Arjun Kumar Mondal @ Arjun Mondal	1848
Sudip Kumar Mondal @ Sudip Mondal	1849
Sukanta Kumar Mondal @ Sukanta Mondal	1850
Swaswati Naskar	1851

13.6. Absolute Undivided & Individual Ownership of Chabi Mondal: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased husband, Sushil Kumar Mondal @ Sushil Mondal @ Gopal



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Mondal @ Gopal Kumar Mondal, the said Chabi Mondal, Landowner herein, became the absolute owner of ALL THAT piece and parcel of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Undivided Ownership (in K-CH-SQ.FT)	Undivided Ownership (in sq. ft.)
414	1847	Chabi Mondal	00-01-13.08	0058.08
415	1847	Chabi Mondal	00-15-34.92	0709.92
416	1847	Chabi Mondal	00-05-15.00	0240.00
417	1847	Chabi Mondal	00-10-30.00	0480.00
			02-01-03.00	1488.00

In total undivided plot of land measuring 2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft. be the same a little more or less equivalent to land measuring 1488 (One Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less being undivided 1/ 5th share of the aforesaid plot of land measuring 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) sq.ft. more or less equivalent to land measuring 7440 (Seven Thousand Four Hundred Forty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S. Dag Nos. 414, 415, 416 & 417, L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, L.R. Khatian No. 1847 (in the name of Chabi Mondal, Landowner herein), lying and situated at Mouza Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700 157, in the District North 24 Parganas, which is morefully described in the tenth Schedule hereunder written.

13.7. Conversion of Land: It is to be mentioned here that the said Chabi Mondal, Landowner herein, duly applied before the concerned B.L. & L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by him under L.R. Khatian No. 1847, in R.S./L.R. Dag Nos. 414, 416, 417, the concerned authority duly converted the said land from (Bagan & Danga) to "Bastu" vide Memo No. CON/323/BL&LR0/RAJ/22 dated 23.02.2022 vide Conversion Case No. CN/2022/1507/577.



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It is also to be noted here that land in R.S./L. R. Dag No. 415 under L.R. Khatian No. 1847 (possessed by the said Chabi Mondal), the concerned authority firstly converted the said land from Pukur' to 'Sali' vide Memo No. CON/2345/BLLRO/RAJ/22 dated 17.11.2022, vide Conversion Case No. CN/2022/1507/1754, AND thereafter the said land converted from Sali' to Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON/2344/BLLRO/RAJ/2022 dated 17.11.2022 under Conversion Case No.CN/2022/1507/1755.

13.8. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement : The said Chabi Mondal, Owner/Tenth Party herein has entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing her aforesaid plot of land and which is more fully described in the **TENTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 28.07.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 374261 to 374301, being Deed No. 152311248 for the year 2023.

On the basis of the said Registered Development Agreement, the said Chabi Mondal, Owner/Tenth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 28.07.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 376282 to 376303, being Deed No. 152311312 for the year 2023.

14.1. OWNERSHIP OF SWASWATI NASKAR, OWNER/ELEVENTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

14.2. Absolute Ownership Swaswati Naskar, Owner/Eleventh Party herein : One Swaswati Naskar, Owner/Eleventh Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft.** be the same a little more or less equivalent to



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land measuring 1488 (One Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less Together With cement flooring Residential Tiles Shed measuring 300 (Three Hundred) Square Feet be the same a little more or less, which is more fully described in the **ELEVENTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (K : CH : SFT)
414	1851	Swaswati Naskar	Bastu	00 : 01 : 13.08
415	1851	Swaswati Naskar	Bastu	00 : 15 : 34.92
416	1851	Swaswati Naskar	Bastu	00 : 05 : 15.00
417	1851	Swaswati Naskar	Bastu	00 : 10 : 30.00
				02 : 01 : 03.00

In total undivided plot of land measuring 2 (Two) Cottahs 1 (One) Chittack more or less equivalent to land 3 (Three) sq.ft. be the same a little measuring 1488 (One. Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S. Dag Nos. 414, 415, 416 & 417, L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, L.R. Khatian No. 1851 (in the name of Swaswati Naskar, Landowner herein), lying and situated at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 1 16, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the First Schedule herein under written [SCHEDULED PROPERTY]



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14.3. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF SWASWATI NASKAR, LANDOWNER HEREIN:

Absolute Sole & Total Undivided Ownership of Sushil Kumar Mondal @ Sushil Mondal (@ Gopal Mondal @ Gopal Kumar Mondal: Thus on the basis of the inheritance received from his deceased father, Pran Krishna Mondal, and on the basis of the aforementioned Registered Deed of Gift, bearing Deed No. 01805 for the year 2013, the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal, became the absolute owner of ALL THAT piece and parcel of land measuring,

L.R. Dag No.	Ownership by way of Inheritance (in sq. ft.)	Ownership by way of Gift (in sq. ft.)	Total ownership
414	0145.20	0145.20	0290.40
415	1774.80	1774.80	3549.60
416	0600.00	0600.00	1200.00
417	1200.00	1200.00	2400.00
	3720.00	3720.00	7440.00

In total undivided plot of land measuring 7440 (Seven Thousand Four Hundred Forty) sq.ft. more or less equivalent to 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S./L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatian Nos. 406 (in the name of Lila Naskar), 398 (in the name of Laxmi Koley) & 479 (in the name of Saraswati Mondal), in Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas.

14.4. L.R. Record: After having absolute possession and absolute ownership over the aforesaid property, the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal, duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 129.



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14.5. Demise of Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal : While in absolute possession and absolute ownership over the aforesaid property, the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal died intestate on 09.09.2020, leaving behind his wife namely Chabi Mondal, three sons namely (1) Arjun Kumar Mondal @ Arjun Mondal, (2) Sudip Kumar Mondal @ Sudip Mondal & (3) Sukanta Kumar Mondal @ Sukanta Mondal, and only married daughter namely Swaswati Naskar, as his legal heirs and successors in interest in respect of the aforesaid property, left by the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, since deceased, each having possessed $1/5^{\text{th}}$ share in the aforesaid property i.e. in the estate of the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, son of Late Pran Krishna Mondal.

14.6. Absolute joint & Undivided Ownership of (1) Chabi Mondal, (2) Arjun Kumar Mondal (3) Sudip Kumar Mondal (4) Sukanta Kumar Mondal & (5) Swaswati Naskar: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from their deceased husband and father, Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, the said (1) Chabi Mondal (2) Arjun Kumar Mondal @ Arjun Mondal (3) Sudip Kumar Mondal @ Sudip Mondal (4) Sukanta Kumar Mondal @ Sukanta Mondal & (5) Swaswati Naskar became the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Joint Ownership (in sq. ft.)	Joint Ownership K - CH- SFT
414	129	Sushil Kr Mondal	0290.40	00 - 06 - 20.40
415	129	Sushil Kr Mondal	3549.60	04 - 14 - 39.60
416	129	Sushil Kr Mondal	1200.00	01- 10 - 30.00
417	129	Sushil Kr Mondal	2400.00	03 - 05 - 15.00
			7440.00	10 -05 - 15.00



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In total undivided plot of land measuring 7440 (Seven Thousand Four Hundred Forty) sq.ft. more or less equivalent to 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding R.S./LR. Dag Nos. 414, 415, 416 & 417, under C.s. Khatian No. 178,, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, L.R. Khatjâr No. 129 (in the name of Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, since deceased), lying and situated at Mouza- Teghoria, JL. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana- Kalikata, P.S. Rajarhat, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas.

<u>Name of the Owner</u>	L.R. Dag No. 414 (in sq.ft.)	L.R. Dag No. 415 (in sq.ft.)	L.R. Dag No. 416 (in sq.ft.)	L.R. Dag No. 417 (in sq.ft.)	Total Ownership (in sq. ft.)
Chabi Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Arjun Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Sudip Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Sukanta Mondal	058.08	0709.92	0240.00	0480.00	1488.00
Swaswati Naskar	058.08	0709.92	0240.00	0480.00	1488.00
	290.40	3549.60	1200.00	2400.00	7440.00

14.7. L.R. Records: The Successors of the said Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal namely (1) Chabi Mondal, (2) Arjun Kumar Mondal (@ Arjun Mondal, (3) Sudip Kumar Mondal @ Sudip Mondal, (4) Sukanta Kumar Mondal @ Sukanta Mondal & (5) Swaswati Naskar, duly recorded their names in the record of the L.R. Settlement, in respect of their aforesaid property, as it is under:

<u>Name of the Owner</u>	L.R. Dag No. 414 (in sq.ft.)
Chabi Mondal	1847
Arjun Kumar Mondal @ Arjun Mondal	1848
Sudip Kumar Mondal @ Sudip Mondal	1849
Sukanta Kumar Mondal @ Sukanta Mondal	1850



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Swaswati Naskar

1851

14.8. Absolute Undivided & Individual Ownership of Swaswati Naskar:

Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, the said Swaswati Naskar, Landowner herein, became the absolute owner of ALL THAT piece and parcel of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Undivided Ownership (in K-CH-SQ.FT)	Undivided Ownership (in sq. ft.)
414	1851	Swaswati Naskar	00-01-13.08	0058.08
415	1851	Swaswati Naskar	00-15-34.92	0709.92
416	1851	Swaswati Naskar	00-05-15.00	0240.00
417	1851	Swaswati Naskar	00-10-30.00	0480.00
			02- 01 - 03.00	1488.00

In total undivided plot of land measuring 2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft. be the same a little more or less equivalent to land measuring 1488 (One Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less being undivided 1/ 5th share of the aforesaid plot of land measuring 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) sq.ft. more or less equivalent to land measuring 7440 (Seven Thousand Four Hundred Forty) sq.ft. more or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S. Dag Nos, 414, 415, 416 & 417, L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, L.R. Khatian No. 1851 (in the name of **Swaswati Naskar**, Landowner herein), lying and situated at Mouza Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700



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157, in the District North 24 Parganas, which is morefully described in the First Schedule hereunder written.

- 14.9. Conversion of Land:** It is to be mentioned here that the said **Swaswati Naskar**, Landowner herein, duly applied before the concerned B.L. & L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by him under L.R. Khatian No. 1851, in R.S./L.R. Dag Nos. 414, 416, 417, the concerned authority duly converted the said land from (Bagan & Danga) to "Bastu" vide Memo No. CON/319/BL&LR0/RAJ/22 dated 23.02.2022 vide Conversion Case No. CN/2022/1507/573.

It is also to be noted here that land in R.S/L. R. Dag No. 415 under L.R. Khatian No. 1851 (possessed by the said **Swaswati Naskar**), the concerned authority firstly converted the said land from Pukur to 'Sali' vide Memo No. CON/2352/BLLRO/RAJ/22 dated 17.11.2022, vide Conversion Case No. CN/2022/1507/1754, AND thereafter the said land converted from Sali to Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON/2353/BLLRO/RAJ/2022 dated 17.11.2022 under Conversion Case No. CN/2022/1507/1759.

- 15.1. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :** The said Swaswati Naskar, Owner/Eleventh Party herein has entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing her aforesaid plot of land and which is more fully described in the **ELEVENTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 28.07.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 374302 to 374342, being Deed No. 152311249 for the year 2023.

On the basis of the said Registered Development Agreement, the said Swaswati Naskar, Owner/Eleventh Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 28.07.2023, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages 376238 to 376259, being Deed No. 152311310 for the year 2023.



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15.2. OWNERSHIP OF ARJUN KUMAR MONDAL @ ARJUN MONDAL, OWNER/TWELFTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

15.3. Absolute Ownership of Arjun Kumar Mondal @ Arjun Mondal, Owner/Twelfth Party herein : One Arjun Kumar Mondal @ Arjun Mondal, Owner/Twelfth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft.** be the same a little more or less equivalent to land measuring **1488 (One Thousand Four Hundred Eighty Eight) Square Feet** be the same a little more or less Together With cement flooring Residential Tiles Shed measuring **300 (Three Hundred) Square Feet** be the same a little more or less, which is more fully described in the **TWELFTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (K : CH : SFT)
414	1848	Arjun Mondal	Bastu	00 : 01 : 13.08
415	1848	Arjun Mondal	Bastu	00 : 15: 34.92
416	1848	Arjun Mondal	Bastu	00 : 05: 15.00
417	1848	Arjun Mondal	Bastu	00: 10: 30.00
				02: 01: 03.00

In total undivided plot of land measuring 2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft. be the same a little more or less equivalent to land measuring 1488 (On Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less Together With cement flooring Residential Tiles Shed measuring 300 (Three Hundred) Square Feet be the same a little more or less, comprised in C.S: Dag Nos. 430, 431, 432 & 433, corresponding to R.S. Dag Nos. 414, 415, 416 & 417, L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, L.R. Khatian No. 1848 (in the name of Arjun Kumar Mondal @ Arjun Mondal, Landowner herein), lying and situated at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No.



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1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopaipur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, (Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157), in the District North 24 Parganas, in the State of West Bengal, morefully described in the Twelfth Schedule herein under written (**SCHEDULED PROPERTY**)

15.4. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF ARJUN KUMAR MONDAL @ ARJUN MONDAL, LANDOWNER HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, AS IS FOLLOWS :

Absolute Undivided & Individual Ownership of Arjun Kumar Mondal @ Arjun Mondal: Thus on the basis of the aforementioned facts and circumstances and on he basis of inheritance received from his deceased father, Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, the said Arjun Kumar Mondal @ Arjun Mondal, Landowner herein, became the absolute owner of ALL THAT piece and parcel of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Undivided Ownership (in K-CH-SQ.FT)	Undivided Ownership (in sq. ft.)
414	1848	Arjun Mondal	00-01-13.08	0058.08
415	1848	Arjun Mondal	00-15-34.92	0709.92
416	1848	Arjun Mondal	00-05-15.00	0240.00
417	1848	Arjun Mondal	00-10-30.00	0480.00
			02- 01 - 03.00	1488.00

In total undivided plot of land measuring 2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft. be the same a little more or less equivalent to land measuring 1488 (One Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less being undivided 1/ 5th share of the aforesaid plot of land measuring 10 (Ten) Cottahs 5 (Five) Chittacks 15 (Fifteen) sq.ft. more or less equivalent to land measuring 7440 (Seven Thousand Four Hundred Forty) sq.ft. more



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or less, comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S. Dag Nos. 414, 415, 416 & 417, L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, L.R. Khatian No. 1848 (in the name of **Arjun Kumar Mondal @ Arjun Mondal**, Landowner herein), lying and situated at Mouza Teghoria, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat now Bagulati, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700 157, in the District North 24 Parganas, which is morefully described in the Twelfth Schedule hereunder written.

- 15.5. Conversion of Land:** It is to be mentioned here that the said **Arjun Kumar Mondal @ Arjun Mondal**, Landowner herein, duly applied before the concerned B.L. & L.R.O. Rajarhat, North 24 Parganas, for conversion of the said land possessed by him under L.R. Khatian No. 1848, in R.S./L.R. Dag Nos. 414, 416, 417, the concerned authority duly converted the said land from (Bagan & Danga) to "Bastu" vide Memo No. CON/322/BL&LR0/RAJ/22 dated 23.02.2022 vide Conversion Case No. CN/2022/1507/576.

It is also to be noted here that land in R.S./L. R. Dag No. 415 under L.R. Khatian No. 1848 (possessed by the said **Arjun Kumar Mondal @ Arjun Mondal**), the concerned authority firstly converted the said land from 'Pukur' to 'Sali' vide Memo No. CON/2347/BLLRO/RAJ/22 dated 17.11.2022, vide Conversion Case No. CN/2022/1507/1751, AND thereafter the said land converted from 'Sali' to 'Bastu' (in R.S./L.R. Dag No. 415) vide Memo No. CON/2346/BLLRO/RAJ/2022 dated 17.11.2022 under Conversion Case No. CN/2022/1507/1756.

- 15.6. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :** The said **Arjun Kumar Mondal @ Arjun Mondal**, Owner/Twelfth Party herein, entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing his aforesaid plot of land and which is more fully described in the **TWELFTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 28.07.2023, registered in



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the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 374386 to 374426, being Deed No. 152311251 for the year 2023.

On the basis of the said Registered Development Agreement, the said Arjun Kumar Mondal @ Arjun Mondal, Owner/Twelfth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 28.07.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 376194 to 376215, being Deed No. 152311308 for the year 2023.

17.1. OWNERSHIP OF SUDIP KUMAR MONDAL @ SUDIP MONDAL, OWNER/THIRTEENTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

17.2. Absolute Ownership of Sudip Kumar Mondal @ Sudip Mondal, Owner/Thirteenth Party herein : One Sudip Kumar Mondal @ Sudip Mondal, Owner/Thirteenth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft. be the same a little more or less equivalent to land measuring 1488 (One Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less** which is more fully described in the **THIRTEENTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Nature of Land	Land Area (K : CH : SFT)
414	1849	Sudip Mondal	Bastu	00 : 01 : 13.08
415	1849	Sudip Mondal	Bastu	00 : 15: 34.92
416	1849	Sudip Mondal	Bastu	00 : 05: 15.00
417	1849	Sudip Mondal	Bastu	00: 10: 30.00
				02: 01: 03.00



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In total undivided plot of land measuring 2 (Two) Cottahs 1 (One) Chittack more or less equivalent to land 3 (Three) sq.ft. be the same a little measuring 1488 (One. Thousand Four Hundred Eighty Eight) Square Feet be the same a little more or less comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to R.S. Dag Nos. 414, 415, 416 & 417, L.R. Dag Nos. 414, 415, 416 & 417, under C.S. Khatian No. 178, 107 & 157, L.R. Khatian No. 1849 (in the name of Sudip Kumar Mondal @ Sudip Mondal, Landowner herein), lying and situated at Mouza - Teghoria, J.L. No. 9, Re. Sa. No. 1 16, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Rajarhat now Baguiati, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata -700157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the Thirteenth Schedule herein under written [SCHEDULED PROPERTY]

17.3. CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF SUDIP KUMAR MONDAL @ SUDIP MONDAL, LANDOWNER HEREIN:

Absolute Undivided & Individual Ownership of Sudip Kumar Mondal @ Sudip Mondal: Thus on the basis of the aforementioned facts and circumstances and on the basis of inheritance received from his deceased father, Sushil Kumar Mondal @ Sushil Mondal @ Gopal Mondal @ Gopal Kumar Mondal, the said Swaswati Naskar, Landowner herein, became the absolute owner of ALL THAT piece and parcel of land measuring:

L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Undivided Ownership (in K-CH-SQ.FT.)	Undivided Ownership (in sq. ft.)
414	1849	Sudip Mondal	00-01-13.08	0058.08
415	1849	Sudip Mondal	00-15-34.92	0709.92
416	1849	Sudip Mondal	00-05-15.00	0240.00
417	1849	Sudip Mondal	00-10-30.00	0480.00



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No. CON/2349/BLLRO/RAJ/2022 dated 17.11.2022 under Conversion Case No.CN/2022/1507/1757.

17.5. Registered Development Agreement & Registered Development Power of Attorney After Registered Development Agreement :

The said Sudip Kumar Mondal @ Sudip Mondal, Owner/Thirteenth Party herein has entered into a Registered Development Agreement with the said Vinayak Infrastructure (Landowner No. 3.16 herein), for developing his aforesaid plot of land and which is more fully described in the **THIRTEENTH SCHEDULE** hereunder written, with some terms and conditions mentioned therein. The said Development Agreement was registered on 28.07.2023, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, Volume No. 1523-2023, Pages 374872 to 374912, being Deed No. 152311262 for the year 2023.

On the basis of the said Registered Development Agreement, the said Sudip Kumar Mondal @ Sudip Mondal, Owner/Thirteenth Party herein, executed a Registered Development Power of Attorney After Registered Development Agreement in favour of the said Vinayak Infrastructure (Landowner No. 3.16 herein), which was registered on 28.07.2023, registered in the office of the A.D.S.R. Rajarhat, New Town and recorded in Book No. I, Volume No. 1523-2023, Pages 376260 to 376281, being Deed No. 152311311 for the year 2023.

17.6. OWNERSHIP OF SUKANTA KUMAR MONDAL @ SUKANTA MONDAL, OWNER/FOURTEENTH PARTY HEREIN, AND EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT :

17.7. Absolute Ownership of Sukanta Kumar Mondal @ Sukanta Mondal, Owner/Fourteenth Party herein : One Sukanta Kumar Mondal @ Sukanta Mondal, Owner/Fourteenth Party herein, is the absolute owner of **ALL THAT** piece and parcel of undivided plot of land measuring **2 (Two) Cottahs 1 (One) Chittack 3 (Three) sq.ft.** be the same a little more or less equivalent to land measuring **1488 (One Thousand Four Hundred Eighty Eight) Square Feet** be the same a little more or less which is more fully described in the **FOURTEENTH SCHEDULE** hereunder written.

ALL THAT piece and parcel of undivided plot of land measuring:



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 8 MAY 2025