

**RATAN PAL**

**Advocate**

**High Court, Calcutta**

C/o. G.C. Chunder & Co.

(Solicitors & Advocates).

6, Old Post Office Street,

Temple Chamber

1<sup>st</sup> Floor, Room No.35,

Kolkata-700001

E-mail: -pal\_ratan@yahoo.com

8697893055 (M)

Ref. No.

Date: 17/11/2025

**Sub: Non- Encumbrances Certificate and detailed report on Title**  
**Description of the property**

**ALL THAT** piece and parcel of Bastu land physically measuring more or less **17 Cottahs 0 Chittacks and 15 Square feet** along with old dilapidated pucca and tile shed structures lying and situated at and being **KMC Pre. No. 64, Kailash Pandit Lane (Postal Address - 76, Kailash Pandit Lane), Kolkata- 700053** (after amalgamation of KMC Pre. No. 59, 61, 62, 63 & 64, Kailash Pandit Lane) within the **District - South 24 Parganas** of West Bengal state of India, under **Mouja - Punja Shahpore**, Pargana- Magura, **P.S-Behala**, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at Alipore, **R.S. No. 180, J. L. No. 109**, Touzi Nos. 93 comprised in **L. R. Dag No. 203, 205, 206, 206/1458, 207, 208, 209 and 210** corresponding to **R.S. Dag No. 203, 205, 206, 206/1458, 207, 208, 209 and 210** corresponding to **C. S. Dag No. 203, 205, 206, 207, 208, 209 and 210** recorded in **L. R. Khatian Nos. 1744, 2015 (formerly 1745), 2016 (from 1745), 2017 (from 1745), 1746, 1747, 1748, 2043 (formerly 1749 later corrected), 1750, 2013 (from 1751), 2014 (from 1751), 1752, 2067 (from 1753), 2068 (from 1753) and 2069 (from 1753), 1893 & 1894** corresponding to **R. S. Khatian No. 21, 28, 1054, 1152, 1199 & 1464** and corresponding to **C.S. Khatian No. 28, 21, 156/12, 152 and 152 (Ga)** within the municipal limits of **Ward No. 117** of the **Borough No. XIII** of the **Kolkata Municipal Corporation (South Suburban Unit)**, being **Assessee Nos. 41-117-06-0064-6** together with all right of easement belonging and appurtenant thereto.

**Present Owners of the said Property:**

[1] **SRI SALIL KUMAR MANNA @ SALIL MANNA** son of Late Satish Chandra Manna, by faith- Hindu, by occupation- service, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [2] **SRI BABLU MANNA** son of Late Satish Chandra Manna, by faith- Hindu, by occupation- Business, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, District - South 24 Parganas [3] **SMT ANITA MAITY (MANNA)** wife of Shri Banabehari Maity and also daughter of Late Satish Chandra Manna, by faith- Hindu, by occupation- Housewife, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053 District - South 24 Parganas, [4] **SMT RAMA MANNA @ RAMA DAS**, wife of Late Bhola Nath Manna, by faith- Hindu, by occupation- Housewife, by nationality - Indian, at present residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [5] **SMT SHARMISTHA DEY (MANNA)** wife of Shri Subhashish Dey and also daughter of Late Bhola Nath Manna, by faith- Hindu, by occupation- Housewife, by nationality - Indian, at present residing at Flat No. 181, Tower - 5, Palm Olympia Society, Sector - 16C, L



Greater Noida West, Greater Noida, P. O. - Tugulpur, P. S. - Bisrakh, District - Gautam Buddha Nagar, Uttar Pradesh - 201308 and also at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [6] **SMT MOUSHMI DEY (MANNA)** wife of Shri Subhashish Dey and also daughter of Late Bhola Nath Manna, by faith- Hindu, by occupation- housewife, by nationality - Indian, at present residing at 404 - A/3, Fourth Floor, Gali No. - 5, Govindpuri Main, P.O. - Kalkaji, P. S. - Govindpuri, South Delhi, Delhi - 110019 and also at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P. O. - New Alipore, P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [7] **SRI MADAN MOHAN MANNA @ CHANDI CHARAN MANNA** son of Late Manmotho Nath Manna, by faith- Hindu, by occupation- Retired, by nationality - Indian, residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [8] **SRI BIDYUT KUMAR MALLICK** son of Late Prokash Kumar Mullick, by faith- Hindu, by occupation- Retired, by nationality - Indian, residing at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 63, Kailash Pandit Lane (Mailing Address-82, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [9] **SMT DOLA MALLICK** daughter of Late Prokash Kumar Mallick, by faith- Hindu, by occupation- Retired, by nationality - Indian, residing at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 63, Kailash Pandit Lane (Mailing Address-82, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [10] **SRI AMAR ADDYA** son of Late Ahindra Kumar Auddy, by faith- Hindu, by Occupation- Business, by nationality - Indian, permanently residing at 268/1, S. N. Roy Road, P.S.- Behala, Kolkata- 700 038, District- South 24 Parganas and also at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 62, Kailash Pandit Lane], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [11] **SMT USHA HAZRA** wife of Late Sanjit Kumar Hazra, by faith- Hindu, by occupation-Housewife, by nationality - Indian, residing at KMC Premises number- residing at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 61, Kailash Pandit Lane (Mailing Address-78, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [12] **SMT KAJORI GHOSH (HAZRA)** wife of Shri Arka Ghosh and daughter of Late Sanjit Kumar Hazra, by faith- Hindu, by occupation-Housewife, by nationality - Indian, residing at 13/2, Nayan Chand Dutta Street, P. O. - Beadon Street, P. S. - Girish Park, Kolkata - 700 006 and also at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 61, Kailash Pandit Lane (Mailing Address-78, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [13] **SRI SURESH JAISWAL** son of Shri Ram Prasad Jaiswal, both by faith- Hindu, by occupation- Business, by nationality - Indian, residing at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 61, Kailash Pandit Lane (Mailing Address-78, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [14] **SHRI GAUTAM SAMANTA** son of Late Badal Chandra Samanta, by faith- Hindu, by occupation- Service, by nationality - Indian, residing at P-106, Jyotish Roy Road, P. O. - New Alipore, P. S. Behala, Kolkata - 700 053, District - South 24 Parganas and also at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 59 & 60 (Later 59), Kailash Pandit Lane (Mailing Address-79 & 80, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas, [15] **SHRI ASHIM SANTRA** son of



Late Kanai Lal Santra @ Kanailal Santra and Late Kamala Santra, by faith- Hindu, by occupation- Business, by nationality - Indian, presently residing at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 59 & 60 (Later 59), Kailash Pandit Lane (Mailing Address-79 & 80, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata-700053, District - South 24 Parganas, [16] **SMT MRIDULA SANTRA** daughter of son of Late Kanai Lal Santra @ Kanailal Santra and Late Kamala Santra, by faith- Hindu, by occupation- Service, by nationality - Indian, presently residing at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 59 & 60 (Later 59), Kailash Pandit Lane (Mailing Address-79 & 80, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata-700053, District - South 24 Parganas and [17] **SMT MANDIRA GHOSH (SANTRA)** wife of Shri Jayanta Ghosh and also daughter of son of Late Kanai Lal Santra @ Kanailal Santra and Late Kamala Santra, by faith- Hindu, by occupation- Housewife, by nationality - Indian, presently residing at 6/A, Meher Ali Road, P. O. - Circus Avenue, P.S. - Park Street, Kolkata - 700 017, District - South 24 Parganas and also at amalgamated KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane) [Formerly KMC Premises No. 59 & 60 (Later 59), Kailash Pandit Lane (Mailing Address-79 & 80, Kailash Pandit Lane)], P. O. - New Alipore. P.S.- Behala, Kolkata- 700053, District - South 24 Parganas

#### **Searches made:**

I have caused necessary searches through searcher D. Saha in the records available with the offices of the D.R.O- Alipore, S.R.O Behala and Registrar of Assurances at Kolkata for the period from 2014 - 2025. In respect of K.M.C Premises No.64,59,60,61,62,63 Kailash Pandit Lane, P.S- Behala, District South 24 parganas.


#### **My Report is as follows :**

#### **DEVOLUTION OF TITLE:-**

#### **[A] KMC PRE. NO. 59, KAILASH PANDIT LANE, KOLKATA - 700 053**

**THAT** one **Binode Bihari Polley @ Bipin Bihari Polley** was the sole and absolute owner and seized and possessed of or sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 4 Cottahs 3 Chittacks 35 Sq.Fts. (after settlement to be 0.07 acres or 7 satak) situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28 and the said land was acquired by him by two separate deeds duly registered in the office of the Sub-Registrar at Behala, Dist.24 Parganas, recorded in Book No. I, Vol. No.44 from Page No.22 to Page No.24, as **Being No.3974 for the year 1919**, sold by **Bilashimoyee Dasi** and another recorded in Book No.- I, Vol. No.-5, from Page No.176 to Page No.178, as **Being No.559 for the year 1923** sold by **Bidyut Kumari Devya**.

**THAT** said Binode Bihari Polley @ Bipin Bihari Polley built a single storied residential building during his life time on the aforesaid land. And After his demise, his two sons namely - Bijoy Krishna Polley and Lalit Mohan Polley for their mutual convenience amicably partitioned the land equally along with the single storied building for their mutual comfort. Thus Bijoy Krishna Polley became absolute owner of Touzi No. 28, Khatian No. 93, Dag No. 207 comprising 2.5 Sataks and Dag No. 208 comprising 1.0 Satak totaling 3.5 Sataks equivalent to 2 Cottahs 1 Chittack and 39.67 Sq. fts and





Lalit Mohan Polley became absolute owner of Touzi No. 93, C. S. Khatian No. 28, Dag No. 207 comprising 2.5 Sataks and Dag No. 208 comprising 1.0 Satak totaling 3.5 Sataks equivalent to 2 Cottahs 1 Chittack and 39.67 Sq. fts. Later during Settlement, the same was recorded in their individual names.

**THAT** by an indenture dated 01<sup>st</sup> of November, 1943, Smt Durga Bala Dasi wife of Kalipada Das, sold, transferred and conveyed unto and to use of Bijoy Krishna Polley, son of Bipin Behari Polley of Kailash Pandit Lane, P.S-Behala, 24 parganas (South), ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 2 Cottahs 6 Chittacks 38 Sq. Ft. more or less (after settlement to be 0.04 acres or 4 satak) situated at Mouja- Punja Sahapore, Pargana-Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos.210 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 152. The said deed was registered on 01<sup>st</sup> day of November, 1943, in the office of the Sadar Joint Registrar at Alipore, Dist.24 Parganas, recorded in Book No.1, Vol. No.26 from Page No.204 to Page No.207, as Being No.1916 for the year 1943.

**THAT** by an another indenture dated 01<sup>st</sup> of November, 1943, Smt Durga Bala Dasi wife of Kalipada Das, sold, transferred and conveyed unto and to use of Bijoy Krishna Polley, son of Bipin Behari Polley of Kailash Pandit Lane, P.S-Behala, 24 parganas (South), ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 1 Cottahs 3 Chittacks 16 Sq. Ft. more or less (after settlement to be 0.02 acres or 2 satak) situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos. 209 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 152. The said deed was registered on 01<sup>st</sup> day of November, 1943, in the office of the Sadar Joint Registrar at Alipore, Dist.24 Parganas, recorded in Book No.1, as Being No.1917 for the year 1943.

**THAT** said Bijoy Krishna Polley become sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less (after settlement to be 0.095 acres or 9.5 satak) situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), R.S. No. 180, J. L. No. 9, Touzi No. 93, Khatian No. 28 containing Dag No. 207 comprising 2.5 Sataks and Dag No. 208 comprising 1.0 Satak, Touzi No. 93, C.S. Khatian No. 21 containing Dag No. 209 comprising 2.0 Sataks, Touzi No. 93, C.S. Khatian No. 152 corresponding to R.S. Khatian No. 1054 containing Dag No. 210 comprising 4.0 Sataks.

**THAT** said Bijoy Krishna Polley died intestate on 09.07.1962 leaving behind him surviving his legal heirs namely- (1) Smt Lakshmi Bala Polley (only Wife), (2) Shri Kamala Polley (Daughter), (3) Smt Nirmala Polley (Daughter), as his inheritors in his place as per the Hindu Succession Act, 1956.

**THAT** said Smt Nirmala Samanta (Polley) also died intestate on 14.05.2004 leaving behind her surviving her only legal heir namely- (1) Shri Gautam Samanta (only Son) as her inheritor in her place as per the Hindu Succession Act, 1956. Her husband Badal Chandra Samanta predeceased her.

**THAT** said Smt Lakshmi Bala Polley, Kamala Santra and Shri Gautam Samanta thus in place of Late Bijoy Krishna Polley became the sole and absolute owner and seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot



known as 5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less ( after settlement to be 0.095 acres or 9.5 satak) situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos. 207, 208, 209 and 210 of R.S. No. 180, J.L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28, 21 and 152, Dag Nos.207, 208, 209 and 210 recorded in R.S. Khatian Nos. 28, 21 and 1054.

**THAT** by an indenture dated 9<sup>th</sup> of September, 2009, Smt Lakshmi Bala Polley, gifted, transferred and conveyed unto and to use of (1) Smt Kamala Santra and (2) Shri Gautam Samanta, ALL THAT undivided 1/3 rd share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 4 Cottahs 8 Chittacks 32 Sq. Ft. more or less (after settlement to be 0.075 acres or 7.5 satak) along with structures thereon together with private passage thereon situated at Mouja- Punja Sahapore, Pargana- Magura, P.S-Behala, Sub Registry Office at Behala, District 24 Parganas (South), comprised in Dag Nos.207, 208 and 210 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28 and 152, Dag Nos. 207, 208 and 210 recorded in R.S. Khatian Nos. 28 and 1054, being KMC Premises No 59 & 60, Kailash Pandit Lane, Kolkata - 700 053. The said deed of Gift was registered on 14<sup>th</sup> day of September, 2009, in the office of the District Sub-Registrar-II, South 24 Parganas, at Alipore, West Bengal recorded in Book No. I, CD Vol. No.14 from Page No.2833 to Page No.2856, as Being No.03906 for the year 2009.

**THAT** in the said Deed of Gift Being No. 03906 for the year 2009 dated 09.09.2009 made by said Lakshmi Bala Polley did not contain the portion of land comprised in Dag No. 209 containing an area of 2.0 Sataks equivalent to an area of 1 Cottah 3 Chittacks and 16.24 Sq. fts under C.S. Khatian No. 21 as aforesaid wrongly, which is originally owned by said Bijoy Krishna Polley (since deceased). Which land is also a portion of the existing premises No. 59 and 60, Kailash Pandit Lane, Kolkata - 700 053.

**THAT** thus in the manner stated above, **Shri Gautam Samanta, the Owner No.14 herein and Smt Kamala Santra, (since deceased)** became absolute lawful Joint owners of ALL THAT piece and parcel of Bastu land and hereditaments and premises measuring **5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less** (after settlement to be 0.095 acres or 9.5 satak) (including the 5'-0" private passage on the East) lying and situated at and being **KMC Premises No. 59, Kailash Pandit Lane, Kolkata - 700 053** (formerly 59 & 60, Kailash Pandit Lane, Kolkata - 700 053) within the District 24 Parganas (South), **Mouja- Punja Sahapore**, Pargana- Magura, **P.S-Behala**, Sub Registry Office at Behala, District Registration Office at Alipore, R.S. No. 180, **J.L. No. 109**, Touzi Nos. 93 comprised in **L. R. Dag No. 207, 208, 209 and 210** recorded in **L. R. Khatian Nos. 1752 & 1753** corresponding to R. S. Dag Nos. 207, 208, 209 and 210 of recorded in R.S. Khatian Nos. 28, 21 and 1054 corresponding to C. S. Dag Nos. 207, 208, 209 and 210 recorded in C.S. Khatian No. 28, 21 and 152 within the municipal limits of **Ward no. 117** of Borough No. XIII of the Kolkata Municipal Corporation (South Suburban Unit). Assessee No - **41-117-06-0059-2** (formerly Assessee No - 41-117-06-0059-2 and 41-117-06-0060-9).

**THAT** by way of a registered Deed of Conveyance dated 22.03.2022, said **Shri Gautam Samanta, the Owner No.14 herein and Smt Kamala Santra (since deceased)**, jointly being vendors therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred ALL THAT undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of more or less 5 Cottahs 11 Chittacks 43.2 Sq. Ft. more or less (after settlement to be 0.095 acres or 9.5 satak) (including the 5'-0" private passage on the East) along with undivided 45



Sq. ft out of the existing Tiled Shed structure thereon approximately measuring more or less 1200 sq. ft lying and situated at and being KMC Pre. No. 59, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 9, Touzi Nos. 93 comprised in L. R. Dag No. 207, 208, 209 and 210 corresponding to R.S. Dag No. 207, 208, 209 and 210 corresponding to C. S. Dag No. 207, 208, 209 and 210 recorded in L. R. Khatian Nos. 1752 & 1753 corresponding to R. S. Khatian No. 28, 21 and 1054 corresponding to C.S. Khatian No. 28, 21 and 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 41-117-06-0059-2, unto and in favour of - (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)**, (7) **Smt Moushmi Dey (Manna)**, (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Shri Amar Addya**, (11) **Smt Usha Hazra**, (12) **Smt Kajori Ghosh (Hazra)**, and (13) **Shri Suresh Jaiswal**, being the Purchasers therein and handed over peaceful possession of the same to them forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.2022 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No.158525 to 158592, **Being No. 160304555 for the year 2022.**

**THAT** thus by virtue of the said Deed of Conveyance dated 22.03.2022 being Deed No. 160304555 for the year 2022, said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)**, (7) **Smt Moushmi Dey (Manna)**, (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Shri Amar Addya**, (11) **Smt Usha Hazra**, (12) **Smt Kajori Ghosh (Hazra)**, and (13) **Shri Suresh Jaiswal**, (14) **Shri Gautam Samanta** and (15) **Smt Kamala Santra**, (since deceased), became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of ALL THAT piece and parcel of Bastu land measuring more or less **5 Cottahs 11 Chittacks 43.2 Sq. Ft.** (after settlement to be 0.095 acres or 9.5 satak) (including the 5'-0" private passage on the East) along with the existing structure thereon approximately measuring more or less 1200 sq. ft lying and situated at and being **KMC Pre. No. 59, Kailash Pandit Lane, Kolkata- 700053** within the **district - South 24 Parganas** of West Bengal state of India, comprised in **Mouja-Punja Shahpore**, Pargana- Magura, **P.S-Behala**, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 109, Touzi Nos. 93 comprised in **L. R. Dag No. 207, 208, 209 and 210** corresponding to R.S. Dag No. 207, 208, 209 and 210 corresponding to C. S. Dag No. 207, 208, 209 and 210 recorded in **L. R. Khatian Nos. 1752 & 1753** corresponding to R. S. Khatian No. 28, 21 and 1054 corresponding to C.S. Khatian No. 28, 21 and 152 within the municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation (S. S. Unit), as **Assessee No. 41-117-06-0059-2.**

**[B] KMC PRE. NO. 61, KAILASH PANDIT LANE, KOLKATA - 700 053**

**THAT** one Binode Bihari Polley @ Bipin Bihari Polley was the sole and absolute owner and seized and possessed of or sufficiently entitled to ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 4 Cottahs 3 Chittacks 33 Sq.Fts. (after settlement to be 0.07 acres or 7 satak) situated at Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C. S. Khatian No. 28 and the said land was acquired by him by two separate deeds duly registered in the office of the Sub-Registrar at Behala, Dist. 24 Parganas, recorded in Book No. I, Vol. No.44 from Page



No.22 to Page No.24, as Being No.3974 for the year 1919, sold by Bilashimoyee Dasi and another recorded in Book No.- I, Vol. No.-5, from Page No.176 to Page No.178, as Being No.539 for the year 1923 sold by Bidyut Kumari Devya.

**THAT** Binode Bihari Polley @ Bipin Bihari Polley built a single storied residential building during his life time on the aforesaid land. And After his demise, his two sons namely - Bijoy Krishna Polley and Lalit Mohan Polley for their mutual convenience amicably partitioned the land equally along with the single storied building for their mutual comfort. Later during Settlement, the same was recorded in their individual names.

**THAT** the said Shri Lalit Mohan Polley became absolute owner of ALL THAT piece and parcel of land measuring more or less 2 Cottah 1 Chittacks 40 Sq. fts more or less along with a structure thereon together with common passage thereon situated at Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 207 and 208 of R.S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 28.

**THAT** said **Lalit Mohan Polley** died intestate leaving behind him surviving his only legal heir and wife - **Smt Durga Bala Polley** as his inheritors in his place as per the Hindu Succession Act, 1956, as they had no issues out of their wedlock. While seized and possessed of the aforesaid land and property, said Smt Durga Bala Polley, due to her old age and deteriorating health by a Registered Deed of family settlement dated 13.06.1979, which was duly registered in the office of the Joint Sub-Registrar, at Alipore, District 24 Parganas on 13.06.1979 and recorded in Book No. I, Vol. No. 22, from page number 260 to page number 266 as being **Deed No. 1124 for the year 1979**, gifted, transferred and conveyed unto and to use of her sister in law's son, namely - **Sri Sanjit Kumar Hazra** and who thereafter came into possession, right, title, interest and absolute ownership of 2 Cottahs (1440 Sq. ft.) more or less of residential plot of land along with a structure thereon together with common passage thereon being KMC Premises No. 61, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053.

**THAT** by an indenture dated 18<sup>th</sup> of September, 2009, said Shri Sanjit Kumar Hazra, son of Late Bibhuti Bhushan Hazra, sold, transferred and conveyed unto and to use of (1) SRI SURESH JAISWAL and (2) SRI MUKESH KUMAR JAISWAL, both sons of son of Late Ram Prasad Jaiswal, of 61, Kailash Pandit Lane, P.S - Behala, 24 parganas (South), ALL THAT the demarcated covered area of 330 sq. ft more or less in the Ground Floor, Covered area of 557 Sq. Fts. More or less in the First Floor, totaling covered area 887 Sq.fts. more or less, measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof out of the said total property being portion of KMC premise number 61, Kailash Pandit Lane, Ward No.117, P.S.- Behala, Kolkata- 700 053, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto. The said deed was registered on 18<sup>th</sup> day of September, 2008, in the office of the District Sub-Registrar-II, South 24 Parganas, at Alipore, West Bengal recorded in Book No.-I, CD Vol. No.21 from Page No.3960 to Page No.3988, as **Being No.05593 for the year 2008**.

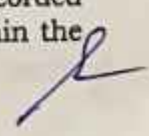
**THAT** out of profound natural love and affection towards his brother, **Shri Mukesh Kumar Jaiswal** who is well settled have **gifted** ALL THAT undivided  $\frac{1}{2}$  share of the demarcated covered area of 330 sq. ft more or less in the Ground Floor totaling 165 Sq. ft, undivided  $\frac{1}{2}$  share of the demarcated covered area of 557 Sq. Ft. More or less in



the First Floor totaling covered area 278.5 Sq. ft. more or less, undivided  $\frac{1}{2}$  share of the demarcated covered area measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof totaling 61 Sq. ft and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof totaling 117 Sq. ft out of the said total property being portion of KMC premise number 61, Kailash Pandit Lane, Ward No.117, P.S.- Behala, Kolkata- 700 053, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto his of land along with a structure thereon together with common passage thereon was recorded as 61, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, to and unto the use of his **brother Shri Suresh Jaiswal**, and the said deed of gift dated 08<sup>th</sup> February 2016 has been registered the same date at the office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No-I, C. D. Volume No.1901 - 2016, from Page No.37078 to 37101, **Being No. 190101022 for the year 2016.**

**THAT** thus in the manner stated above said **Shri Sanjit Kumar Hazra** (since deceased) became seized and possessed of and well and sufficiently entitled to as the legal owner of ALL THAT the demarcated covered area of 495 sq. ft more or less in the Ground Floor, Covered area of 835 Sq. Ft. More or less in the First Floor, totaling covered area 1330 Sq.ft.s. more or less, measuring an area of 183 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 351 Sq. Ft more or less on the Roof of the two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft being **KMC premises number 61, Kailash Pandit Lane (Mailing Address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700 053** connected with 5'-0" wide private passage on the south, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto within the **district - South 24 Parganas** of West Bengal state of India, comprised in **Mouja - Punja Shahpore**, Pargana- Magura, **P.S-Behala**, Sub Registry Office at Alipore, comprised in **L. R. Dag Nos. 207 and 208** of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in **L. R. Khatian No. 1751** corresponding to R.S & C. S. Khatian No. 28 within the municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation, as **Assessee No. 411170600610.**

**THAT** thus in the manner stated above, said **Shri Suresh Jaiswal** became seized and possessed of and well and sufficiently entitled to as the legal owner of ALL THAT the demarcated covered area of 330 sq. ft more or less in the Ground Floor, Covered area of 557 Sq. Ft. More or less in the First Floor, totaling covered area 887 Sq.ft.s. more or less, measuring an area of 122 Sq. ft. More or less of R.T. shed structure at the Southern Side over the First Floor roof and remaining open terrace measuring an area of 234 Sq. Ft more or less over the First Floor roof of the two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft being **KMC premises number 61, Kailash Pandit Lane (Mailing Address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700 053** connected with 5'-0" wide common passage on the south, together with proportionate undivided share of land underneath the said demarcated covered areas in the two storied residential building along with all the common amenities and facilities attached thereto within the **district - South 24 Parganas** of West Bengal state of India, comprised in **Mouja - Punja Shahpore**, Pargana- Magura, **P.S-Behala**, Sub Registry Office at Alipore, comprised in **L. R. Dag Nos. 207 and 208** of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in **L. R. Khatian Nos. 1750** corresponding to R.S & C. S. Khatian No. 28 within the





municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation, as **Assessee No. 411170602941**.

**THAT** thus Shri Sanjit Kumar Hazra, (owner of undivided 3/5<sup>th</sup> share) and Shri Suresh Jaiswal, (owner of undivided 2/5<sup>th</sup> share) herein thereafter duly mutated their respective names in the records of Kolkata Municipal Corporation and the aforesaid land being a single premise measuring more or less 3.5 Sataks equivalent to 2 Cottah 1 Chittacks 39.67 Sq. fts more or less recorded as **KMC Pre. No. 61, Kailash Pandit Lane** (mailing address - 78, Kailash Pandit Lane), **P.S.- Behala, Kolkata- 700053** connected with 5'-0" wide common passage on the south, but differentiated portions of the existing two storied old dilapidated building, being KMC Assessee Nos. **411170600610 & 411170602941**.

**THAT** while seized and possessed of or otherwise we;; and sufficiently entitled to as lawful owner of undivided 3/5<sup>th</sup> share, by virtue of a registered Deed of Sale dated 10.01.2020, said Shri Sanjit Kumar Hazra, as Vendor therein sold, assured, conveyed and transferred **ALL THAT** piece or parcel of undivided structure in the Ground and First Floor measuring more or less 120 Sq. Ft. Covered area in total, out of total structure measuring old and dilapidated two storied building constructed thereon 1330 Sq.fts. more or less, covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within **the District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 411170600610** to and unto the use of - Shri Suresh Jaiswal and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.17992 to 18020, **Being No. 160200211 for the year 2020**.

**THAT** while seized and possessed of or otherwise well and sufficiently entitled to as lawful owner of undivided 2/5<sup>th</sup> share, by virtue of a registered Deed of Sale dated 10.01.2020, said **Shri Suresh Jaiswal**, as Vendor therein sold, assured, conveyed and transferred **ALL THAT** piece or parcel of undivided structure in the Ground and First Floor measuring more or less 120 Sq. Ft. Covered area in total, out of total structure measuring old and dilapidated two storied building constructed thereon 887 Sq.fts. more or less, covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within **the District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 61, Kailash Pandit**



Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 411170602941 to and unto the use of - **Shri Sanjit Kumar Hazra** and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.18021 to 18050, **Being No. 160200212 for the year 2020.**

**THAT** thus in the manner stated above, said **Shri Sanjit Kumar Hazra (since deceased)**, and **Shri Suresh Jaiswal**, jointly became seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of structure in the Ground and First Floor measuring more or less 2217 Sq.fts. (i.e. 1330 + 887 Sq. Ft) more or less covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within the **District of South 24-Parganas in Mouja - Punja Shahpore**, Pargana- Magura, **P. S - Behala**, Sub Registry Office at Alipore, R. S. No. 180, **J. L. No. 109 (formerly 09)**, Touzi Nos. 93 comprised in **L. R. Dag Nos. 207 and 208** recorded in **L. R. Khatian Nos. 1750 & 1751** corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation at and being portion of **KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117** of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), **Assessee Nos. 411170600610 & 411170602941.**

<u>Name of the Tenant</u>	<u>Area under her occupation</u>
1. Smt Krishna Ghosal	300 sq. ft (Now surrendered her tenancy)

**THAT** while seized and possessed of the 3/5<sup>th</sup> share of the aforesaid property said **Sanjit Kumar Hazra died intestate on 20.02.2022** leaving behind him surviving as his legal heirs, namely - **Smt Usha Hazra (Widow)** and **Smt Kajori Ghosh (Hazra)**, wife of Shri Arka Ghosh (Married Daughter), who jointly inherited the 3/5<sup>th</sup> share of the aforesaid property equally each having 3/10<sup>th</sup> share as per the provisions of the Hindu Succession Act, 1956.

**THAT** thus **Smt Usha Hazra** (became owner of undivided 3/10<sup>th</sup> share), **Smt Kajori Ghosh (Hazra)** (became owner of undivided 3/10<sup>th</sup> share) and **Shri Suresh Jaiswal** (remained the owner of undivided 2/5<sup>th</sup> share) herein thereafter duly mutated their respective names in the records of Kolkata Municipal Corporation and the aforesaid land being a single premises measuring more or less 3.5 Sataks equivalent to 2 Cottah 1 Chittacks 39.67 Sq. fts more or less recorded as KMC Pre. No. 61, Kailash Pandit Lane (mailing address - 78, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053 connected with 5'-0" wide common passage on the south, but differentiated portions of the existing two storied old dilapidated building, being KMC Assessee Nos. 411170600610 & 411170602941.

**THAT** by way of a registered Deed of Conveyance dated 22.03.2022, said **Smt Usha Hazra, , Smt Kajori Ghosh (Hazra) and Shri Suresh Jaiswal**, jointly being vendors therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft as per physical measurement and as per record of right along with undivided 45 Sq. ft in the Ground Floor and also 45 Sq. ft in



the First Floor of the existing old and dilapidated two storied structure thereon approximately measuring more or less 2217 Sq. Ft together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within the **District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 & 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee Nos. 411170600610 & 411170602941, together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) Shri Madan Mohan Manna, (2) Shri Salil Kumar Manna, (3) Shri Bablu Manna, (4) Smt Anita Maity (Manna), (5) Smt Rama Manna (Das), (6) Smt Sharmistha Dey (Manna), (7) Smt Moushmi Dey (Manna), (8) Shri Bidyut Kumar Mallick, (9) Smt Dola Mallick, (10) Shri Amar Addya, (11) Shri Gautam Samanta and (12) Smt Kamala Santra, (since deceased), being the Purchasers therein and handed over peaceful possession of the same to them forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.2022 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No.154574 to 154640, Being No. 160304556 for the year 2022.

**THAT** thus by virtue of the said Deed of Conveyance dated 22.03.2022 being Deed No. 160304556 for the year 2022, said (1) Shri Madan Mohan Manna, (2) Shri Salil Kumar Manna, (3) Shri Bablu Manna, (4) Smt Anita Maity (Manna), (5) Smt Rama Manna (Das), (6) Smt Sharmistha Dey (Manna), (7) Smt Moushmi Dey (Manna), (8) Shri Bidyut Kumar Mallick, (9) Smt Dola Mallick, (10) Shri Amar Addya, (11) Smt Usha Hazra, (12) Smt Kajori Ghosh (Hazra) and (13) Shri Suresh Jaiswal, (14) Shri Gautam Samanta and (15) Smt Kamala Santra, (since deceased), became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of structure in the Ground and First Floor measuring more or less 2217 Sq.fts. (i.e. 1330 + 887 Sq. Ft) more or less covered area of old and dilapidated two storied building standing thereat on the land measuring more or less 2 Cottah 1 Chittack 39.67 Sq. ft in total as per physical measurement and as per record of right together with undivided proportionate share of land with common area and facilities thereon connected with 5'-0" wide private passage on the south, within the **District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P. S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 207 and 208 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1750 & 1751 corresponding to R. S. and C.S. Khatian No. 28 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 61, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee Nos. 411170600610 & 411170602941.

<u>Name of the Tenant</u>	<u>Area under her occupation</u>
1. Smt Krishna Ghosal	300 sq. ft (Now surrendered her tenancy)

[C] **KMC PRE. NO. 62, KAILASH PANDIT LANE, KOLKATA - 700 053**



**THAT** by an indenture in Bengali language dated 02nd of March, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South) district of the state of West Bengal, ALL THAT piece and parcel of Danga land measuring more or less 1 Cottah 12 Chittacks together with a kuchcha structure thereat together with all right of common passage abutting in front of the land situated at Mouja-Punja Shahpore, Pargana-Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) of the state of West Bengal, comprised in Dag Nos.206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12, C.S. Dag No.206, later as R.S. Dag No. 1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered in the office of the Sub-Registrar at Behala, Alipore Dist.24 Parganas of the state of West Bengal, recorded in Book No.1, Vol. No.12 from Page No.193 to Page No.194, as **Being No.688 for the year 1934.**

**THAT** by another indenture in Bengali language dated 02nd of May, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South) district of the state of West Bengal, ALL THAT another adjoining piece and parcel of Bastu land measuring more or less 1 Cottah 12 Chittacks 22.5 Sq.ft together with a kuchcha structure thereat together with right of common passage abutting in front of the land situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) of the state of West Bengal, comprised in Dag Nos.206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in the C.S. Khatian No. 151 [152-(Ga in Bengali alphabet or C of English alphabet as per Bengali alphabet interpretation)] comprised in C.S. Dag No.206, R.S. Dag No. 1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered in the office of the District Registrar at Alipore, Dist.-24 Parganas (South) of the state of West Bengal, recorded in Book No.1, Vol. No.20 from Page No.277 to Page No.278, as **Being No.803 for the year 1934.**

**THAT** by an indenture dated 20th of September, 1954, **Shri Shiba Krishna Ranju @ Ranjan** son of Late Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South), out of his aforesaid total land measuring 3 Cottahs 8 Chittacks and 22.5 Sq.ft together with a kuchcha structure thereat together with right of common passage abutting in front of the land, transferred and conveyed unto and to use of one **Nalini Manna (since deceased)**, wife of Manmotho Nath Manna of Punja sahapur, P.S-Behala, district 24 Parganas (South) of the state of West Bengal, ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure together with a kuchcha structure thereat together with right of common passage abutting in front of the land on the South and Eastern sides lying and situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 22nd day of September, 1954, in the office of the Sub-Registrar at Behala, Alipore, Dist.24 Parganas, recorded in Book No.1, Vol. No.26 from Page No.207 to Page No.210, as **Being No.1780 for the year 1954.**

**THAT** by an indenture dated 26<sup>th</sup> of December, 1978, **Nalini Manna (since deceased)**, wife of Manmotho Nath Manna of Punja Sahapur, P.S-Behala, 24 parganas (South), transferred and conveyed unto and to use of one **Bimala Hudayet (since deceased)**,



wife of Bhabani Hudayet of 76, Kailash Pandit Lane, Behala, Kolkata -700 053, ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 26nd day of December, 1978, in the office of the Sub-Registrar at Alipore, Dist.24 Parganas, recorded in Book No.-1, Vol. No.-117 from Page No.-97 to Page No.-101, as **Being No.- 4817 for the year 1978**. The owner Bimala Hudayet @ Das constructed pucca single storied residential building thereon and living with her family therein.

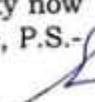
**THAT** Smt Bimala Hudayet died intestate on 08.11.1998 leaving behind her surviving her legal heirs namely- (1) Shri Ashok Das @ Hudayet (Son), (2) Shri Asit Das @ Hudayet, (Son)(3) Shri Anup Das @ Hudayet, (Son)(4) Shila Haldar (Das @ Hudayet) (Daughter) and (5) Smt Ila Mondal (Das @ Hudayet) (Daughter), as her inheritors in her place who inherited the said property each having undivided 1/5<sup>th</sup> share equally as per the Hindu Succession Act, 1956. Her husband Bhabani Hudayet predeceased her on 20.02.1988.

**THAT** (1) Shri Ashok Das @ Hudayet (Son), (2) Shri Asit Das @ Hudayet, (Son)(3) Shri Anup Das @ Hudayet, (Son)(4) Shila Haldar (Das @ Hudayet) (Daughter) and (5) Smt Ila Mondal (Das @ Hudayet) (Daughter), thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid land together with common passage thereon was recorded as 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622 were paying municipal taxes regularly and enjoying the same free from all encumbrances.

**THAT** Shri Ashok Das @ Hudayet died intestate on 22.04.2008 leaving behind him surviving his legal heirs namely- (1) Smt Minati Das @ Hudayet (Wife), (2) Shri Suman Das @ Hudayet, (Son) and (3) Smt Soumi Das @ Hudayet (Daughter), as his inheritors in his place who inherited 1/5<sup>th</sup> share of the said property each having undivided 1/15<sup>th</sup> share equally as per the Hindu Succession Act, 1956.

**THAT** (1) Shri Asit Das @ Hudayet, (Son),(2) Shri Anup Das @ Hudayet, (Son)(3) Shila Haldar (Das @ Hudayet) (Daughter) and (4) Smt Ila Mondal (Das @ Hudayet) (Daughter), (5) Smt Minati Das @ Hudayet (Wife), (6) Shri Suman Das @ Hudayet, (Son) and (7) Smt Soumi Das @ Hudayet (Daughter), thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid land together with common passage thereon recorded as 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622.

**THAT** (1) Shri Asit Das (2) Shri Anup Das (3) Smt Shila Haldar and (4) Smt Ila Mondal were entitled to **ALL THAT** undivided 4/5<sup>th</sup> share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622.





**THAT (5) Smt Minati Das and (6) Smt Soumi Das @ Soumi Hudayet** were entitled to **ALL THAT** undivided 2/15<sup>th</sup> share and **(7) Shri Suman Das** is entitled to undivided 1/15<sup>th</sup> share of piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S. S. Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622.

**THAT** by way of a registered General Power of Attorney dated 26.02.2014, said **(1) Shri Asit Das (2) Shri Anup Das (3) Smt Shila Haldar and (4) Smt Ila Mondal, (5) Smt Minati Das and (6) Smt Soumi Das @ Soumi Hudayet**, duly constituted and nominated - **Shri Suman Das** as their lawful Attorney to manage the state of affairs and to do and caused to be done all acts, deeds, things and matter on their behalves which they personally could do for their joint undivided 14/15<sup>th</sup> share of **ALL THAT** piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a Tiled Shed approximately 300 sft thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622. The said General Power of Attorney was duly registered at the Office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book No.- IV, C.D. Vol. No.-3 from Page No.-3538 to Page No.-3553, as **Being No. 01573 for the year 2014**.

**THAT** by way of a registered Deed of Conveyance dated 23.07.2014, said **(1) Shri Asit Das (2) Shri Anup Das (3) Smt Shila Haldar and (4) Smt Ila Mondal, (5) Smt Minati Das and (6) Smt Soumi Das @ Soumi Hudayet**, represented by their **Constituted Attorney - Shri Suman Das** and for self, being Vendor, against valuable consideration mentioned therein sold, granted assured conveyed and transferred **ALL THAT** piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a Tiled Shed approximately 300 sft thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality now Kolkata Municipal Corporation (S.S.Unit) Premises No. 62, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600622, unto and in favour of - **Shri Amar Addya**, being the purchaser therein and handed over peaceful vacant possession of the same forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 23.07.2014 was duly registered at the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No.- I, C.D. Vol. No.-15 from Page No.- 6005 to Page No.-6025, as **Being No. 06679 for the year 2014**.

**THAT** thus in the manner stated above, said **Shri Amar Addya**, thereafter duly mutated his name in the records of Kolkata Municipal Corporation and the aforesaid land being **ALL THAT** piece and parcel of Bastu land and hereditaments and premises



formed into one entire plot measuring more or less 1 Cottah (including the 5' wide private passage on the south) along with the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. Ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206/1458 corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian No. 2043 (formerly 1479) corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as **Assessee No. 41-117-06-0062-2**.

**THAT** by way of a registered Deed of Conveyance dated 22.03.2022, said **Shri Amar Addya**, being vendor therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of more or less 1 Cottah (including the 5' wide private passage on the south) along with the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. Ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206/1458 corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian No. 1749 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as **Assessee No. 41-117-06-0062-2**, together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)**, (7) **Smt Moushmi Dey (Manna)**, (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Smt Usha Hazra**, (11) **Smt Kajori Ghosh (Hazra)**, (12) **Shri Suresh Jaiswal**, (13) **Shri Gautam Samanta** and (14) **Smt Kamala Santra**, (since deceased) being the Purchasers therein and handed over peaceful possession of the same to them jointly forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.2022 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No.154641 to 154706, **Being No. 160304557 for the year 2022**.

**THAT** thus by virtue of the said Deed of Conveyance dated 22.03.2022 being Deed No. 160304557 for the year 2022, said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)**, (7) **Smt Moushmi Dey (Manna)**, (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Shri Amar Addya**, (11) **Smt Usha Hazra**, (12) **Smt Kajori Ghosh (Hazra)**, (13) **Shri Suresh Jaiswal**, (14) **Shri Gautam Samanta** and (15) **Smt Kamala Santra**, (since deceased) became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of land measuring about 1 Cottahs in total physical measurement (including the 5' wide private passage on the south), along with the existing Tiled Shed structure thereon approximately measuring more or less 300 sq. ft, lying and situate at and being **Premises No, 62, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No.



206/1458 corresponding to R.S. Dag No. 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian No. 2043 (corrected) (formerly L. R. Khatian No. 1749) corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee No. 41-117-06-0062-2.

**[D] KMC PRE. NO. 63, KAILASH PANDIT LANE, KOLKATA - 700 053**

**THAT** by an indenture in Bengali language dated 02nd of March, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South) district of the state of West Bengal, ALL THAT piece and parcel of Danga land measuring more or less 1 Cottah 12 Chittacks together with a kuchcha structure thereat together with all right of common passage abutting in front of the land situated at Mouja-Punja Shahpore, Pargana-Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) of the state of West Bengal, comprised in Dag Nos.206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12, C.S. Dag No.206, later as R.S. Dag No. 1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered in the office of the Sub-Registrar at Behala, Alipore Dist.24 Parganas of the state of West Bengal, recorded in Book No.1, Vol. No.12 from Page No.193 to Page No.194, as Being No.688 for the year 1934.

**THAT** by another indenture in Bengali language dated 02nd of May, 1934, Upendra Nath Chakraborty, then recorded owner sold, transferred and conveyed unto and to use of Shri Shiba Krishna Ranju @ Ranjan, son of Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South) district of the state of West Bengal, ALL THAT another adjoining piece and parcel of Bastu land measuring more or less 1 Cottah 12 Chittacks 22.5 Sq. ft together with a kuchcha structure thereat together with right of common passage abutting in front of the land situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South) of the state of West Bengal, comprised in Dag Nos.206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in the C.S. Khatian No. 151 [152-(Ga in Bengali alphabet or C of English alphabet as per Bengali alphabet interpretation)] comprised in C.S. Dag No.206, R.S. Dag No. 1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered in the office of the District Registrar at Alipore, Dist.-24 Parganas (South) of the state of West Bengal, recorded in Book No.1, Vol. No.20 from Page No.277 to Page No.278, as Being No.803 for the year 1934.

**THAT** by an indenture dated 20th of September, 1954, Shri Shiba Krishna Ranju @ Ranjan son of Late Chandra Kumar Ranju @ Ranjan, of Jyotish Roy Road, Behala, 24 Parganas (South), out of his aforesaid total land measuring 3 Cottahs 8 Chittacks and 22.5 Sq. ft together with a kuchcha structure thereat together with right of common passage abutting in front of the land, transferred and conveyed unto and to use of one Smt Nalini Manna, wife of Manmotho Nath Manna of Punja sahapur, P.S-Behala, district 24 Parganas (South) of the state of West Bengal, ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure together with a kuchcha structure thereat together with right of common passage abutting in front of the land on the South and Eastern sides lying and situated at Mouja-Punja Shahpore, Pargana-Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 22nd day of



September, 1954, in the office of the Sub-Registrar at Behala, Alipore, Dist.24 Parganas, recorded in Book No.1, Vol. No.26 from Page No.207 to Page No.210, as Being No.1780 for the year 1954.

**THAT** by an indenture dated 26th of December, 1978, Smt Nalini Manna, wife of Manmotho Nath Manna of Punja Sahapur, P.S-Behala, 24 parganas (South), transferred and conveyed unto and to use of one Smt Bimala Hudayet, wife of Bhabani Hudayet of 76, Kailash Pandit Lane, Behala, Kolkata -700 053, ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 1 Cottah along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos.206 of R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 later as R.S. Dag No.206/1458 in R.S. Khatian No.1199 under then South Suburban Municipality. The said deed was registered on 26nd day of December, 1978, in the office of the Sub-Registrar at Alipore, Dist.24 Parganas, recorded in Book No.-I, Vol. No.-117 from Page No.-97 to Page No.-101, as Being No.- 4817 for the year 1978. The owner Bimala Hudayet @ Das constructed pucca single storied residential building thereon and living with her family therein.

**THAT** after the demise of Smt Bimala Hudayet, her surviving her legal heirs as per the Hindu Succession Act, 1956, sold and conveyed their 1 Cottah land to one Shri Amar Addya of S. N. Roy Road, Kolkata.

**THAT** Shiba Krishna Ranju @ Ranjan died intestate on 22.09.1960 leaving behind him surviving his legal heirs namely- (1) Shri Brajendra Nath Ranju @ Ranjan (Son) @ Dwipendra Nath Ranju @ Ranjan (2) Shri Nripendra Nath Ranju @ Ranjan (Son), (3) Smt Maya Roy (Ranju @ Ranjan) (Married daughter), (4) Smt Rekha Halder (Ranju @ Ranjan) (Married daughter) and (5) Smt Kalpana Mondal (Ranju @ Ranjan) (Married daughter), as his inheritors in his place as per the Hindu Succession Act, 1956. His wife predeceased him.

**THAT** by an indenture dated 15<sup>th</sup> of February, 2008, (1) **Shri Brajendra Nath Ranju @ Ranjan @ Dwipendra Nath Ranju @ Ranjan** (2) **Shri Nripendra Nath Ranju @ Ranjan**, (3) **Smt Maya Roy (Ranju @ Ranjan)**, (4) **Smt Rekha Halder (Ranju @ Ranjan)** and (5) **Smt Kalpana Mondal (Ranju @ Ranjan)**, sold, assured, granted, transferred and conveyed ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot measuring more or less 2 Cottah 12 Chittacks 32 sq.ft (along with a structure thereon together with common passage thereon situated at Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 206, R.S. No. 180, J.L.No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 156/12 and 151 [152- Ga in Bengali alphabet or C of English alphabet as per Bengali alphabet interpretation] under then South Suburban Municipality now known and demarcated as Premises no. 63, Kailash Pandit Lane, P.S-Behala, Kolkata- 700 053 under Ward No-117 of Borough No-XIII of the Kolkata Municipal Corporation (South Suburban Unit) unto and to use of - **Shri Bidyut Kumar Mallick and Smt Dola Mallick**, son and daughter respectively of Late Prokash Kumar Mallick, being the Purchasers therein and handed over physically vacant peaceful possession of the same jointly to them forever free from all encumbrances whatsoever. The said deed was registered on 15<sup>th</sup> day of February, 2008, in the office of the Additional District Sub-Registrar at Behala, Dist.24 Parganas, recorded in Book No.I, C.D. Vol. No.05 from Page No.5673 to Page No.5692, as **Being No.01540 for the year 2008.**



**THAT** the owners herein on the verge of KMC mutation process discovered some factual discrepancies in the aforesaid Deed of Sale dated 15.02.2008 made by the Vendors therein, that- (1) the mutation of the aforesaid land after demise of Shiba Krishna Ranju @ Ranjan was only done in the name of Nripendra Nath Ranjan and Dwipendra Nath Ranjan moreover the "Dwipendra Nath" was erroneously entered as "Brojendra Nath". (2) The names of three female Vendors were not recorded in the KMC records. (3) The measurement of Land was erroneously entered as 2 Cottah 12 Chittacks and 32 Square foot instead of 2 Cottah 8 Chittacks and 22.5 Square foot. (4) The sold portion of Land by Late Shiba Krishna Ranju @ Ranjan was erroneously entered as 11 Chittacks and 35 Square foot instead of 1 Cottah. (5) the East side of the premises mentioned in the Schedule of land was erroneously mentioned as land of Manmotho Nath Manna of 76, Kailash Pandit lane instead of Bimala Hudayet@ Das of 62, Kailash Pandit lane.

**THAT** meanwhile, said Nripendra Nath Ranjan died intestate on 06.09.2013 leaving behind him surviving his legal heirs namely- (1) Smt Rekha Ranjan (Wife) and (2) Shri Sajal Ranjan (only Son) as his inheritors in his place as per the Hindu Succession Act, 1956.

**THAT** thereafter, the erstwhile legal owners, namely - [1] Smt Rekha Ranjan, wife of Late Nripendra Nath Ranjan, [2] Shri Sajal Ranjan, son of Late Nripendra Nath Ranjan, [3] Shri Dwipendra Nath Ranjan, son of Late Shiba Krishna Ranjan, [4] Smt Maya Roy, wife of Shri Gopal Roy and also daughter of Late Shiba Krishna Ranjan, [5] Smt Rekha Halder, wife of Late Panna Lal Halder and also daughter of Late Shiba Krishna Ranjan and [6] Smt Kalpana Mondal, wife of Shri Rabi Mondal and also daughter of Late Shiba Krishna Ranjan, being the Confirming Parties therein, by way of a registered Deed of Declaration dated 14.10.2015, the indenture dated 15<sup>th</sup> of February, 2008 being the Principal Deed (being No.1540 for the year 2008) was rectified, corrected and substituted that in page No.4, para No.1, line No.3 of the Principal Deed for the words "11 chchataks", the words "1 (One) Cottah" was substituted and read. In page No.4, para No. 1, line No. 4 of the Principal Deed for the words "35 sq.ft", the words "0 (Zero) Chittacks and 0(Zero) sq. ft" was substituted and read. In page No.4, para No. 1, line No. 6 of the Principal Deed for the words "12 chchataks", the words "8 (Eight) Chittacks" was substituted and read. In page No.4, para No. 1, line No. 7 of the Principal Deed for the words "32 sq. ft", the words "25 (Twenty-Five) Sq. ft" was substituted and read. In page No.5, para No. 3, line No. 3 of the Principal Deed for the words "12 chchataks 32 (Thirty-two)", the words "8 (Eight) Chittacks and 25 sq. ft" was substituted and read. In page No.6, para No. 2, line No. 2 of the Principal Deed for the words "12 chchataks 32 (Thirty-two)", the words "8(Eight) Chittacks and 25 sq. ft" was be substituted and read. In page No.9, SCHEDULE, line No. 3 &4 of the Principal Deed for the words "12 chchataks 32 (Thirty-two)", the words "8 (Eight) Chittacks and 25 sq. ft" was substituted and read. In page No.9, SCHEDULE, line No.16 & 17 of the Principal Deed for the words "Manmathanath Manna", the words "Bimala Hudayet i.e. 62," should be substituted and read. In page No.9, SCHEDULE, line No.18 of the Principal Deed, prior to the words "House of", the words "6 feet wide Common Passage and thereafter" should be inserted and read. That apart from as rectified and modified as aforesaid the Principal Deed (being No.1540 for the year 2008) shall remain in full force and effect. The said Deed of Declaration dated 14.10.2015 was duly registered in the office of the Additional Registrar of Assurances - I, Kolkata and was recorded in Book No. I, Volume No. - 1901-2015 from Page No.133894 to Page No.133911, as **Being No.190108254 for the year 2015.**

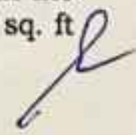
**THAT** thus in the manner stated above, said **Shri Bidyut Kumar Mallick, and Smt Dola Mallick**, became absolute lawful joint owners of ALL THAT piece and parcel of



Bastu land physically measuring more or less **2 Cottah 8 Chittacks and 22.5 Square feet** but said to contain 2 Cottah 8 Chittacks and 25 Square feet along with the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. ft lying and situated at and being **KMC Pre. No. 63, Kailash Pandit Lane, Kolkata-700053** within the district - South 24 Parganas of West Bengal state of India, comprised in **Mouja-Punja Shahpore**, Pargana- Magura, **P.S-Behala**, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 109 (formerly 9), Touzi Nos. 93 comprised in **L. R. Dag No. 206 and 206/1458** corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in **L. R. Khatian Nos. 1893 and 1894** corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits of **Ward No. 117** of the Kolkata Municipal Corporation (S. S. Unit), as **Assessee No. 41-117-06-0063-4**.

**THAT** by way of a registered Deed of Conveyance dated 22.03.2022, said **Shri Bidyut Kumar Mallick and Smt Dola Mallick**, jointly being vendors therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of more or less **2 Cottah 8 Chittacks and 22.5 Square feet** (including the 5'-0" private passage on the south) along with undivided undemarcated 45 Sq. ft out of the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. Ft, lying and situate at and being **Premises No. 63, Kailash Pandit Lane, Kolkata- 700053** within the state of West Bengal, District - South 24 Parganas, Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 comprised in L. R. Dag No. 206 and 206/1458 corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian Nos. 1893 and 1894 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 411170600634, together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)**, (7) **Smt Moushmi Dey (Manna)**, (8) **Shri Amar Addya**, (9) **Smt Usha Hazra**, (10) **Smt Kajori Ghosh (Hazra)**, (11) **Shri Suresh Jaiswal**, (12) **Shri Gautam Samanta** and (13) **Smt Kamala Santra**, (since deceased) being the Purchasers therein and handed over peaceful possession of the same to them jointly forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.2022 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No.154440 to 154505, **Being No. 160304554 for the year 2022**.

**THAT** thus by virtue of the said Deed of Conveyance dated 22.03.2022 being Deed No. 160304554 for the year 2022, said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)**, (7) **Smt Moushmi Dey (Manna)**, (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Shri Amar Addya**, (11) **Smt Usha Hazra**, (12) **Smt Kajori Ghosh (Hazra)**, (13) **Shri Suresh Jaiswal**, (14) **Shri Gautam Samanta** and (15) **Smt Kamala Santra**, (since deceased), became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of Bastu land physically measuring more or less **2 Cottah 8 Chittacks and 22.5 Square feet** (including the 5'-0" private passage on the south) but said to contain 2 Cottah 8 Chittacks and 25 Square feet along with the existing Tiled Shed structure thereon approximately measuring more or less 80 sq. ft





lying and situated at and being KMC Pre. No. 63, **Kailash Pandit Lane, Kolkata-700053** within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, R.S. No. 180, J. L. No. 9, Touzi Nos. 93 comprised in L. R. Dag No. 206 and 206/1458 corresponding to R.S. Dag No. 206 and 206/1458 corresponding to C. S. Dag No. 206 recorded in L. R. Khatian Nos. 1893 and 1894 corresponding to R. S. Khatian No.1199 corresponding to C.S. Khatian No. 156/12 and 152(Ga) within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation (S. S. Unit), as Assessee No. 411170600634.

[E] **KMC PRE. NO. 64, KAILASH PANDIT LANE, KOLKATA - 700 053**

**THAT** by an indenture dated 14<sup>th</sup> of July, 1926, **Smt Bidyut Kumari Chakraborty** wife of Late Agor Chandra Chakraborty @ Agor Nath Chakraborty, transferred and conveyed unto and to use of one **Manmotho Nath Manna** of Punja sahapur, P.S-Behala, 24 parganas (South), ALL THAT piece and parcel of Bastu land and hereditaments and premises formed into one entire plot known as 6 Cottahs ( after settlement to be 0.10 acres or 10 satak) situated at Mouja-Punja Shahpore, Pargana-Magura, P.S-Behala, Sub Registry Office at Alipore, District 24 Parganas (South), comprised in Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 9, Touzi Nos. 93 recorded in C.S. Khatian No. 152 later in R. S. Khatian No.1464 and 645 under South Suburban Municipality. The said deed was registered on 14<sup>th</sup> day of July, 1926, in the office of the Sadar Sub-Registrar at Alipore, Dist.24 Parganas, recorded in Book No.1, Vol. No.59 from Page No.152 to Page No.155, as **Being No.3458 for the year 1926**.

**THAT** while seized and possessed of the aforesaid land and property, said **Manmatha Nath Manna (since deceased)** due to his old age and deteriorating health sub divided the aforesaid land and building by way of a Registered Deed of family settlement dated 17.08.1974, which was duly registered in the office of the Joint Sub-Registrar, at Alipore, District 24 Parganas on 17.08.1974 and recorded in Book No. I, Vol. No. 134, from page number 79 to page number 83 as Being No. 4597 for the year 1974 and transferred and conveyed the aforesaid land and building unto and to use of his two sons, namely - **Satish Chandra Manna (since deceased)** and **Sri Madan Mohan Manna** and who thereafter came into possession, right, title, interest and absolute ownership of 10 Sataks or 6 Cottah equivalent to 4320 Sq. ft. more or less of Bastu plot of land along with a structure thereon together with common passage thereon being KMC Premises No. 64, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053.

**THAT** said Shri Madan Mohan Manna @ Chandi Charan Manna herein thereafter duly mutated his name in the records of Kolkata Municipal Corporation and the aforesaid undivided  $\frac{1}{2}$  share of land along with a structure thereon together with common passage thereon was recorded as KMC Pre. No. 64, Kailash Pandit Lane (mailing address - 76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, being Assessee No. 41-117-06-0185-7.

**THAT** said **Satish Chandra Manna** died intestate on 17.12.2000 leaving behind him surviving his legal heirs namely- (1) **Bhola Nath Manna** (Son) (since deceased), (2) **Shri Salil Kumar Manna** (Son), (3) **Shri Bablu Manna** (Son), (4) **Smt Anita Maity** (Manna) (Daughter), wife of Sri Banabehari Maity (5) **Smt Sabita Das** (Manna) (Daughter), wife of Sri Sukumar Das and (6) **Smt Madhabi Biswas** (Manna) (Daughter), wife of Sri Swapan Biswas, as his inheritors in his place as per the Hindu Succession Act, 1956. His wife predeceased him.

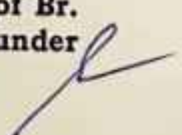


**THAT** (1) Bhola Nath Manna (since deceased), (2) Shri Salil Kumar Manna, (3) Shri Bablu Manna, (4) Smt Anita Maity (Manna), wife of Sri Banabehari Maity (5) Smt Sabita Das (Manna), wife of Sri Sukumar Das and (6) Smt Madhabi Biswas (Manna), wife of Sri Swapan Biswas, herein thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid undivided  $\frac{1}{2}$  share of land along with a structure thereon together with common passage thereon was recorded as KMC Pre. No. 64, Kailash Pandit Lane (mailing address - 76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600646.

**THAT** out of profound natural love and affection towards their brothers and sisters, said **Smt Sabita Das and Smt Madhabi Biswas**, who are happily married and are well settled have gifted their respective  $\frac{1}{6}$ th shares totaling  $\frac{1}{3}$ rd share in the undivided  $\frac{1}{2}$  share of land along with a structure thereon together with common passage thereon was recorded as 76, Kailash Pandit Lane, P.S.- Behala, Kolkata- 700053, to and unto their three brothers namely **Bholanath Manna, Salil Kumar Manna and Bablu Manna and one of the sister namely- Smt Anita Maity**, and the said Deed of Gift dated 18.09.2014 has been registered the same date at the office of the Additional Registrar of Assurances- I, Kolkata and recorded as **Deed No. 08575 for the year 2014**.

**THAT** (1) Shri Bhola Nath Manna, (2) Shri Salil Kumar Manna, (3) Shri Bablu Manna, (4) Smt Anita Maity (Manna), wife of Sri Banabehari Maity herein thereafter duly mutated their names in the records of Kolkata Municipal Corporation and the aforesaid undivided  $\frac{1}{2}$  share of land along with a structure thereon together with common passage thereon was recorded as KMC Pre. No. 64, Kailash Pandit Lane (mailing address - 76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, being Assessee No. 411170600646.

**THAT** by virtue of a registered Deed of Sale dated 10.01.2020, said (1) **Sri Bhola Nath Manna**, (2) **Sri Salil Kumar Manna**, (3) **Sri Bablu Manna**, all sons of **Late Satish Chandra Manna**, all by faith- Hindu, by occupation- service, all residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, (4) **Smt Anita Maity (Manna)**, wife of **Shri Banabehari Maity**, represented by their constituted attorney - **Sri Ujjal Auddy**, son of Late Ahindra Kumar Auddy, by faith - Hindu, by occupation - Business, Presently residing at 268/1, S. N. Roy Road, P.S.- Behala, Kolkata - 700 038 vide the General Power of Attorney dated 18.09.2014 registered at the office of the Additional Registrar of Assurances - III, Kolkata and recorded in Book No - IV, Volume No - 12 from Pages 3630 to 3646 as Being No 06734 for the year 2014, as Vendors therein sold, assured, conveyed and transferred **ALL THAT** piece or parcel of undivided structure in the **ground & first floor** measuring more or less **120 Sq. ft. Covered area** in total out of total structure measuring old and dilapidated two storied Building constructed thereon, **1600 Sq. Ft. more or less Covered area** of old and dilapidated two storied Building including one shop room measuring about **150 Sq. Ft more or less**, together with undivided proportionate share of land with common area and facilities thereon together with common passage thereon within the District of **South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1744 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 64, Kailash Pandit Lane, Kolkata-700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under





**K.M.C Assessee No. 41-117-06-0064-6** to and unto the use of - **Shri Madan Mohan Manna @ Chandi Charan Manna** and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.18076 to 18110, **Being No. 160200214 for the year 2020.**

**THAT** by virtue of a registered Deed of Sale dated 10.01.2020, said **Shri Madan Mohan Manna @ Chandi Charan Manna** as Vendor therein sold, assured, conveyed and transferred **ALL THAT** piece or parcel of undivided structure in the **ground & first floor** measuring more or less **120 Sq. ft. Covered area** in total out of total structure measuring old and dilapidated two storied Building constructed thereon, **1600 Sq. Ft. more or less Covered area** of old and dilapidated two storied Building including one shop room measuring about **150 Sq. Ft more or less, together with undivided proportionate share of land with common area and facilities thereon** together with common passage thereon within the **District of South 24-Parganas** in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian No. 1744 corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation at and being portion of KMC Premises No. 64, Kailash Pandit Lane, Kolkata- 700053, under P.S. Behala, within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), under K.M.C Assessee No. 41-117-06-0185-7 to and unto the use of - (1) **Sri Bhola Nath Manna**, (2) **Sri Salil Kumar Manna**, (3) **Sri Bablu Manna**, all sons of **Late Satish Chandra Manna**, all by faith-Hindu, by occupation- service, all residing at KMC Premises No. 64, Kailash Pandit Lane (Mailing Address-76, Kailash Pandit Lane), P.S.- Behala, Kolkata- 700053, (4) **Smt Anita Maity (Manna)**, wife of **Shri Banabehari Maity**, represented by their constituted attorney - **Sri Ujjal Auddy**, son of **Late Ahindra Kumar Auddy**, by faith - Hindu, by occupation - Business, Presently residing at 268/1, S. N. Roy Road, P.S.- Behala, Kolkata - 700 038 vide the General Power of Attorney dated 18.09.2014 registered at the office of the Additional Registrar of Assurances - III, Kolkata and recorded in Book No - IV, Volume No - 12 from Pages 3630 to 3646 as Being No 06734 for the year 2014 and handed over physically vacant possession of the same forever free from all encumbrances whatsoever. The said deed of Sale was duly registered in the office of the District Sub Registrar - II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, from Page No.18111 to 18147, **Being No. 160200215 for the year 2020.**

**THAT** said **Bhola Nath Manna** died intestate on **20.04.2020** leaving behind him surviving as his legal heirs namely- (1) **Smt Rama Manna (Das)** (Widow), (2) **Smt Sharmistha Dey (Manna)** (Married Daughter) wife of **Shri Subhashish Dey** and (3) **Smt Moushmi Dey (Manna)** (Married Daughter), wife of **Shri Subhashish Dey**, as his inheritors in his place as per the Hindu Succession Act, 1956.

**THAT** thus (1) **Shri Madan Mohan Manna** (absolute owner of undivided  $\frac{1}{2}$  share) and (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)** and (7) **Smt Moushmi Dey (Manna)** (joint owners of undivided  $\frac{1}{2}$  share) herein thereafter duly mutated their respective names in the records of Kolkata Municipal Corporation and the aforesaid land being a single premises and but differentiated portions of the two storied old dilapidated building together with 5'-0" wide common passage thereon was recorded as KMC Pre. No. 64, Kailash Pandit Lane (mailing address - 76, Kailash Pandit Lane).



P.S.- Behala, Kolkata- 700053, having Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6 respectively.

**THAT** by way of inheritance, said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)** and (7) **Smt Moushmi Dey (Manna)** became joint owners of undivided  $\frac{1}{2}$  share) herein are now jointly seized and possessed of and well and sufficiently entitled to as the legal owners of **ALL THAT** piece and parcel of land measuring about 5 Cottahs 10 Chittacks 00 Sq. ft. in total physical measurement, along with old two storied Building, measuring about 3200 Sq. ft. more or less including two shop rooms measuring about 150 Sq. Ft each more or less, lying and situated at and being KMC Pre. No. 64, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, in Mouja - Punja Shahpore, Pargana- Magura, P.S - Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747, 2015, 2016 & 2017 [formerly L. R. Khatian No.1748 in the name of said Bholanath Manna (since deceased)] corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of Br. No. XIII of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6. And they are now jointly paying the rates taxes and other outgoings regularly and punctually to the competent authorities in fee simple and enjoying the same free from all encumbrances except for two numbers of residential tenants occupying 1600 Sq. ft covered area of pucca structure.

<u>Names of the Tenants</u>	<u>Area under his/her occupation</u>
1. Shri Mohan Lakhmani	800 sq. ft
2. Smt Pratima Ghosal	700 sq. ft

**THAT** by way of a registered Deed of Conveyance dated 22.03.2022, said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)** and (7) **Smt Moushmi Dey (Manna)** jointly being vendors therein, against valuable consideration mentioned therein sold, assured, granted, conveyed and transferred **ALL THAT** undivided undemarcated piece and parcel of Bastu land measuring more or less 1 (One) Chittacks out of their undivided shares of more or less 5 Cottah 10 Chittacks along with undivided 45 Sq. ft (M/L) in the Ground Floor and also 45 Sq. ft (M/L) in the First Floor of the existing old and dilapidated two storied structure thereon approximately measuring more or less 3200 Sq. Ft together with undivided proportionate share of land with common area and facilities thereon lying and situated at and being KMC Pre. No. 64, Kailash Pandit Lane, Kolkata- 700053 within the district - South 24 Parganas of West Bengal state of India, comprised in Mouja-Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747, 2015, 2016 & 2017 [formerly L. R. Khatian No.1748 in the name of said Bholanath Manna (since deceased)] corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6 together with all user and easement rights and all rights on paths and passages and all other common rights and facilities, appendages and appurtenances attached therein and thereto, unto and in favour of - (1) **Shri Amar Addya**, (2) **Smt Usha Hazra**, (3) **Smt Kajori Ghosh (Hazra)**, (4) **Shri Suresh Jaiswal**, (5) **Shri Gautam Samanta**, (6) **Smt Kamala Santra**, (since deceased) (7) **Shri Bidyut Kumar Mallick**, (8) **Smt Dola Mallick**, being the Purchasers therein and handed over peaceful possession of the



same to them jointly forever free from all encumbrances whatsoever. The said Deed of Conveyance dated 22.03.2022 was duly registered in the office of the District Sub Registrar - III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, from Page No.154506 to 154573, Being No. 160304553 for the year 2022.

**THAT** thus by virtue of the said Deed of Conveyance dated 22.03.2022 being Deed No. 160304553 for the year 2022, said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)** and (7) **Smt Moushmi Dey (Manna)** (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Shri Amar Addya**, (11) **Smt Usha Hazra**, (12) **Smt Kajori Ghosh (Hazra)** and (13) **Shri Suresh Jaiswal**, (14) **Shri Gautam Samanta** and (15) **Smt Kamala Santra**, (since deceased), became jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of land measuring about 5 Cottahs 10 Chittacks 00 Sq. ft. in total physical measurement, along with old two storied Building, measuring about 3200 Sq. ft. more or less including two shop rooms measuring about 150 Sq. Ft of covered area each more or less, lying in Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub Registry Office at Alipore, comprised in L. R. Dag Nos. 203 and 205 of R. S. No. 180, J. L. No. 109 (formerly 09), Touzi Nos. 93 recorded in L. R. Khatian Nos. 1744, 1745, 1746, 1747, 2015, 2016 & 2017 [formerly L. R. Khatian No.1748 in the name of said Bholanath Manna (since deceased)] corresponding to R. S. Khatian No.1464 and 645 corresponding to C.S. Khatian No. 152 within the municipal limits of Ward No. 117 of the Kolkata Municipal Corporation, as Assessee Nos. 41-117-06-0185-7 & 41-117-06-0064-6, being known as **Municipal Premises No. 64, Kailash Pandit Lane, Kolkata- 700053**, under P.S. Behala, in the District of South 24-Parganas at Present within the limits of The Kolkata Municipal Corporation, Ward No. 117, Br. No. XIII, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at D.S.R.-II at Alipore, together with all rights of easements, facilities and amenities annexed thereto along with two numbers of residential tenants occupying 1600 Sq. ft covered area of pucca structure.

<u>Names of the Tenants</u>	<u>Area under his/her occupation</u>
a. Shri Mohan Lakhmani	800 sq. ft
b. Smt Pratima Ghosal	700 sq. ft.

**THAT** thus is the manner stated above, said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)** and (7) **Smt Moushmi Dey (Manna)** (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Shri Amar Addya**, (11) **Smt Usha Hazra**, (12) **Smt Kajori Ghosh (Hazra)** and (13) **Shri Suresh Jaiswal**, (14) **Shri Gautam Samanta** and (15) **Smt Kamala Santra**, (since deceased), become jointly seized and possessed of or otherwise well and sufficiently entitled to as lawful joint owners of **ALL THAT** piece and parcel of Bastu land physically measuring more or less 17 Cottahs 0 Chittacks and 15 Square feet along with old dilapidated pucca and tile shed structures lying and situated at and being **KMC Pre. No. 64, Kailash Pandit Lane (Postal Address - 76, Kailash Pandit Lane), Kolkata- 700053** (after amalgamation of KMC Pre. No. 59, 61, 62, 63 & 64, Kailash Pandit Lane) within the District - South 24 Parganas of West Bengal state of India, under Mouja - Punja Shahpore, Pargana- Magura, P.S-Behala, Sub-Registration Office at A.D.S.R. - Behala and District Registration office at Alipore, R.S. No. 180, J. L. No. 109, Touzi Nos. 93 comprised in L. R. Dag No. 203, 205, 206, 206/1458, 207, 208, 209 and 210 corresponding to R.S. Dag No. 203, 205, 206, 206/1458, 207, 208, 209 and 210 corresponding to C. S. Dag No. 203, 205, 206, 207, 208, 209 and 210 recorded in L. R. Khatian Nos. 1744, 2015 (formerly 1745), 2016 (from 1745), 2017 (from



1745), 1746, 1747, 1748, 2043 (formerly 1749 later corrected), 1750, 2013 (from 1751), 2014 (from 1751), 1752, 1753, 1893 & 1894 corresponding to R. S. Khatian No. 21, 28, 1054, 1152, 1199 & 1464 corresponding to C.S. Khatian No. 28, 21, 156/12, 152 and 152 (Ga) within the municipal limits of Ward No. 117 of the Borough No. XIII of the Kolkata Municipal Corporation (South Suburban Unit), being **Assessee Nos. 41-117-06-0064-6**, partly tenanted by three numbers of residential tenants occupying 1900 Sq. ft covered area of pucca structure.

<u>Names of the Tenants</u>	<u>Area under his/her occupation</u>
1. Shri Mohan Lakhmani	800 sq. ft
2. Smt Pratima Ghosal	700 sq. ft
3. Smt Krishna Ghosal	300 sq. ft (Surrendered her tenancy)

**THAT** the then Owners namely said (1) **Shri Madan Mohan Manna**, (2) **Shri Salil Kumar Manna**, (3) **Shri Bablu Manna**, (4) **Smt Anita Maity (Manna)**, (5) **Smt Rama Manna (Das)**, (6) **Smt Sharmistha Dey (Manna)** and (7) **Smt Moushmi Dey (Manna)** (8) **Shri Bidyut Kumar Mallick**, (9) **Smt Dola Mallick**, (10) **Shri Amar Addya**, (11) **Smt Usha Hazra**, (12) **Smt Kajori Ghosh (Hazra)** and (13) **Shri Suresh Jaiswal**, (14) **Shri Gautam Samanta** and (15) **Smt Kamala Santra**, (since deceased), in order to develop the Multi - Storied building over and upon the said amalgamated land for mutual benefits on some agreed terms, conditions, stipulations and restrictions had entered into a registered **Agreement for Development and/cum Development Power of Attorney** dated 24.03.2022 which was registered in the office of the District Sub Registrar - III, South 24 Parganas, West Bengal and recorded in Book - I, Volume No. 1603-2022, Pages from 174053 to 174196, being No. 160304929 for the year 2022.

**THAT** during the pendency of the said **Agreement for Development and/cum Development Power of Attorney** dated 24.03.2022, one of the then Owner namely **Kamala Santra** died on 20.01.2024 leaving behind her surviving as her legal heirs, namely - (1) **Shri Ashim Santra (Son)**, (2) **Smt Mridula Santra (Daughter)** and (3) **Smt Mandira Ghosh (Santra)** (Married Daughter), wife of Shri Jayanta Ghosh, who jointly inherited her left over undivided share in the aforesaid property equally as per the provisions of the Hindu Succession Act, 1956. Her husband - Kanai Lal Santra @ Kanailal Santra predeceased her on 14.05.2003.

**THAT** event so happening, the said (1) **Shri Ashim Santra**, (2) **Smt Mridula Santra** and (3) **Smt Mandira Ghosh (Santra)** became joint Owners of the said premises and the **Proforma Application for Warish** already been applied vide **Application No. WRSH2024163000243** dated 05.07.2024 under **Case No. WR/2024/1630/244** dated 05.07.2024 for mutation of names of said (1) **Shri Ashim Santra (Son)**, (2) **Smt Mridula Santra (Daughter)** and (3) **Smt Mandira Ghosh (Santra)**, being the only surviving legal heirs of Late Kamala Santra in the R.O.R of B. L. & L. R. O in respect of the L. R. Khatian No. 1753. The names of said (1) **Shri Ashim Santra (Son)**, (2) **Smt Mridula Santra (Daughter)** and (3) **Smt Mandira Ghosh (Santra)** had now been duly mutated under L. R. Khatian No. 2067, 2068 and 2069.

**THAT** the all the Owners herein and Developer herein has agreed to execute a **Supplementary Agreement** confirming the terms and conditions of the said registered **Agreement for Development and/cum Development Power of Attorney** dated 24.03.2022 for the purpose of development of the aforesaid amalgamated premises. **THAT** due to sudden demise of said Kamala Santra, as per the legal compliance and also for effective demarcation of the flats and spaces attributable to the landowners as owner's allocation previously decided, the present owners have entered into a **Supplementary Agreement for Development & Supplementary**



**Development Power of Attorney to the Agreement for Development and Development Power of Attorney, both dated 24<sup>th</sup> day of March, 2022 on 30.09.2024** which was registered in the office of the District Sub Registrar - II, South 24 Parganas, West Bengal and recorded in Book - I, Volume No. 1602-2024, Pages from 461886 to 461935, **Being No. 160203756 for the year 2024.**

**THAT** for the requirement of proposed building plan to be sanctioned from the competent authorities, the present owners had also nominated and appointed the Developer herein as their constituted attorney vide the registered **General Power of Attorney dated 30.09.2024** which was registered in the office of the District Sub Registrar - II, South 24 Parganas, West Bengal and recorded in Book - I, Volume No. 1602-2024, Pages from 461936 to 461965, **Being No. 160203757 for the year 2024.**

I do hereby certify that as per available records of the above-mentioned land of Vendors is free from all sorts of encumbrances, charges, liabilities, liens and lispence, attachments of any kind whatsoever and the said property bears an absolutely clear, free and marketable title and is fit for equitable mortgage.

The receipt for the relevant searches is enclosed herewith.

1. CC-426925 Dated 14.11.2025.
2. CC-426926 Dated 14.11.2025.
3. CC-426927 Dated 14.11.2025.
4. CC-426928 Dated 14.11.2025.
5. CC-426929 Dated 14.11.2025.
6. CC-426930 Dated 14.11.2025.
7. Serial no.1602012494/2025 dated 14.11.2025.
8. Serial no.1602012495/2025 dated 14.11.2025.
9. Serial no.1602012496/2025 dated 14.11.2025.
10. Serial no.1602012497/2025 dated 14.11.2025.
11. Serial no.1602012498/2025 dated 14.11.2025.
12. Serial no.1602012499/2025 dated 14.11.2025.
13. Serial no.1607005402/2025 dated 14.11.2025.
14. Serial no.1607005403/2025 dated 14.11.2025.
15. Serial no.1607005404/2025 dated 14.11.2025.
16. Serial no.1607005405/2025 dated 14.11.2025.
17. Serial no.1607005406/2025 dated 14.11.2025.
18. Serial no.1607005407/2025 dated 14.11.2025.

  
17/11/2025

(RATAN PAL)  
Advocate

**RATAN PAL**  
Advocate  
High Court, Calcutta  
Enrol No. WB/675/1992