

REPORT ON TITLE and OWNERSHIP

SCHEDULE OF THE PROPERTY

ALL THAT messuages tenements hereditaments and premises together with the pieces and parcels of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **3.2240 acre** or **322.40 Sataks** more or less situate lying at and comprising of **entire L.R. Dag Nos. 4317, 4318, 4319 and 4332** and **divided and demarcated portions of L.R. Dag Nos. 3459, 4320, 4322, 4325, 4326, 4327, 4328, 4331, 4334, 4314 and 4316** all in Mouza Gopalpur, J.L. No. 2 and being **Holding No. AS/526/05/04**, Street/Lane : Gopalpur under Bidhannagar Municipal Corporation, West Bengal as per the details mentioned in the table below:

Sl No.	L.R. Dag No.	Nature	Total Area of Dag in Satak	Area within Subject Property in Satak/Decimal	Whole / portion	L.R Khatian Nos.	Deed No.
1.	3459	Sali*	42	5.68	West	6514, 7585, 21881	3004, 3778, 6379, 1053
2.	4317	Sali*	8	8	Whole	6514, 7585,	
3.	4318	Sali*	10	10	Whole	6514, 7585	
4.	4319	Sali*	51	51	Whole	6502, 6514, 7585, 25311	
5.	4320	Sali*	24	13.22	West	6514, 7585, 24718	
6.	4322	Sali*	42	22.54	West	6514, 7585, 21753, 25720, 25721	
7.	4325	Sali*	26	3	North	7586	
8.	4326	Sali*	26	3	North	21292	
9.	4327	Bastu	29	3.08	North	8488	

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

10.	4328	Bastu	26	4	North	8488	
11.	4332	Sali*	116	116	Whole	5629 6514, 7585, 7598, 21753	5947
12.	4331	Bastu	18	8	North	22758	
13.	4334	Bastu	58	19	North- east	22758	
14.	4314	Sali	19	10.135	East	6514, 7585, 21299, 21300, 21881, 24264, 26108	
15.	4316	Sali	61	45.75	East	6514, 7585, 21299, 21300, 21301, 21881, 24264, 25998, 26108	
	Total area		556	322.405			

OWNERS OF THE SAID PROPERTY:

FIRST OWNERS

1. **RAMESH VERMA** residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office - Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Cuttack, Tulasipur, Odisha, Pin Code - 753008.
2. **(SMT.) MANISHA VERMA** residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office- Tulsipur, Police Station- Bidanasi, Cuttack Sadar, Cuttack, Tulsipur, Odisha, Pin Code - 753008.
3. **DEEPMALA VERMA** residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Cuttack, Tulasipur, Odisha, Pin Code - 753008.
4. **VERMA REAL ESTATE PRIVATE LIMITED**, having its Registered Office at RGM/3/284, Jagardanga, Rajarhat, Gopalpur, North 24 Paraganas, Kolkata - 700 136, West Bengal represented by its Director Ramesh Verma residing

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office - Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Cuttack, Tulasipur, Odisha, Pin Code - 753008.

5. **ANAND VERMA** residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office - Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Tulsipur, Cuttack, Odisha, Pin Code - 753008.
6. **SURESH VERMA** residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office - Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Cuttack, Tulasipur, Odisha, Pin Code - 753008.
7. **PRATIK VERMA** residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office - Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Cuttack, Tulasipur, Odisha, Pin Code - 753008.
8. **(SMT.) SNEHA VERMA** residing at Talcher Kothi Lane, Biju Patnaik Square, Madhusudan Nagar, Post Office - Tulsipur, Police Station - Bidanasi, Cuttack Sadar, Cuttack, Tulsipur, Odisha, Pin Code - 753008.

SECOND OWNERS

1. **SAKILA BIBI** residing at 211 Road, Gopalpur Jagardanga, Post Office - Gopalpur, Police Station - Narayanpur, District - North 24 Parganas, West Bengal - 700136.
2. **ISLAM MONDAL** residing at 211 Road, Gopalpur Jagardanga, Post Office - Gopalpur, Police Station - Narayanpur, District - North 24 Parganas, West Bengal - 700136.
3. **SUJAN MONDAL** residing at 211 Road, Gopalpur Jagardanga, Post Office - Gopalpur, Police Station - Narayanpur, District - North 24 Parganas, West Bengal - 700136.

THIRD OWNER

RADHA RANI JENA residing at Plot - 5F/682, Sector - 9, CDA, Near Ganesh Palace, Post Office - Abhinab Bidanasi, Police Station - Market Nagar, Cuttack, Odisha, Pin Code - 753014.

FOURTH OWNER

RAUNAK PROPERTIES PRIVATE LIMITED having its registered office at P-829/A, Lake Town, Block -A, P.O. Lake Town, P.S. Lake Town, District North 24 Parganas, Kolkata - 700089, represented by its authorized director namely MR. RAUNAK JHUNJHUNWALA.



DOCUMENTS EXAMINED AND VERIFIED

- I. Registry Office Records at Additional Registrar of Assurances, I, II, III & IV, Kolkata.
- II. Registry Office Records at Office of D.S.R. II, Barasat, North 24 Parganas.
- III. Registry Office Records at Office of A.D.S.R. Bidhannagar.

PLACES AND PERIOD OF SEARCHING: Necessary searches have been conducted at:

- (i) The **Office of Registrar of Assurance I, Kolkata** for the period from 2019 to 2025 in the Index-II.
- (ii) The **Office of Registrar of Assurance II, Kolkata** for the period from 2013 to 2025 in the Index-II.
- (iii) The **Office of Registrar of Assurance III, Kolkata** for the period from 2019 to 2025 in the Index-II.
- (iv) The **Office of Registrar of Assurance IV, Kolkata** for the period from 2015 to 2025 in the Index-II.
- (v) The **Office of District Sub-Registrar-II, Barasat, North 24-Parganas** for the period from 2013 to 2025 in the Index-II.
- (vi) The **Office of Additional District Sub Registrar Bidhannagar** for the period from 2013 to 2025 in the Index-II.

My report is as follows: I have perused and considered the copies of the relevant documents and available records pertaining to the above premises and my report is as follows:

DEVOLUTION OF TITLE

- I. **Dag No. 3459 - Total Area in Dag 42 Satak, Subject Area- 5.68 Satak.**
 1. By Sale Deed dated **14th March, 1959** and registered with the Sub-Registrar Cossipore Dum Dum, District North 24 Parganas in Book No. I, Volume No. 52, Pages 25 to 28 **Being No. 2712 for the year 1959** one Adbul Latif Mondal, Raimonnesa Bibi and Karimonnesa Bibi, for the consideration therein mentioned, sold to **Rajab Ali Baidya** All That piece and parcel of land comprised in the entire said Dag No. 3459, absolutely and forever.
 2. The said Rajab Ali Baidya, a Mahomedan, died intestate leaving him surviving his three sons Noor Ali Baidya, Shaukat Ali Baidya and Gholam Ali Baidya as his only heirs and legal representatives who upon his death inherited and became the owners of the said Dag No. 3459.
 3. By Sale Deed dated **12th September, 1990** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 147, Pages 377 to 384 **Being No. 6283 for the year 1990** Noor Ali Baidya


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
II, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

- and Shaukat Ali Baidya, for the consideration therein mentioned, sold to **Asrar Ahmed** All That portion containing an area of **1.65 Satak** more or less out of and in in the said Dag No. 3459 absolutely and forever.
4. By Sale Deed dated **11th February, 1991** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 15, Pages 181 to 186 **Being No. 769 for the year 1991** the said Asrar Ahmed, for the consideration therein mentioned, sold to **Fakir Mohammad** All That his entire portion out of and in the said **Dag No. 3459** absolutely and forever.
 5. By Sale Deed dated **26th August, 1992** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 180, Pages 33 to 40 **Being No. 8276 for the year 1992** the said Fakir Mohammad, for the consideration therein mentioned, sold unto and in favour **Ashok Kumar Jaiswal** All That his entire portion out of and in the said Dag No. 3459 absolutely and forever.
 6. By Sale Deed dated **04th May, 2012** and registered with the District Sub-Registrar II Barasat in Book No. I, Volume No. 20, Pages 1341 to 1366 **Being No. 06379 for the year 2012** the said Ashok Kumar Jaiswal, for the consideration therein mentioned, sold to **Babulal Verma** All That his **entire portion** out of and in the said **Dag No. 3459** absolutely and forever.
 7. The said Shaukat Ali Baidya, a Mahomedan, died intestate on 30th April, 2005 leaving him surviving his wife Anowara Begum, 3 sons Sajjad Ali Baidya, Ansar Ali Baidya, Mohammad Ali Baidya and 4 daughters Asma Begum, Ajmira Begum, Tajmira Bibi, Khasmira Bibi as his only heirs and legal representatives who upon his death inherited and became the owners of the entire part or share of and in the said Dag No. 3459.
 8. By Sale Deed dated **05th October, 2015** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2015, Pages 36321 to 36355 **Being No. 150203004 for the year 2015** Asma Begum, Ajmira Begum, Tajmira Bibi and Khasmira Bibi, for the consideration therein mentioned, sold to **Kamal Verma** All That portion containing an area of **2.48 Satak** more or less out of and in the said **Dag No. 3459**, absolutely and forever.
 9. The said Gholam Ali Baidya, a Mahomedan, died intestate leaving him surviving his only son Mosta Ali Baidya and two daughters Anjuman Khatun and Monoyara Khatun as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share out of and in the said Dag No. 3459.
 10. By Sale Deed dated **07th April, 2017** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2017, Pages 25854 to

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

- 25880 **Being No. 150201053 for the year 2017** Mosta Ali Baidya, Anjuman Khatun and Monoyara Khatun, for the consideration therein mentioned, sold to **Babulal Verma** All That portion containing an area of **0.50 Satak** more or less out of and in the said **Dag No. 3459** absolutely and forever.
11. By Sale Deed dated **25th November, 2016** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2016, Pages 93967 to 93989 **Being No. 150203778 for the year 2016** the said Shahid Ali Baidya, for the consideration therein mentioned, sold to **Babulal Verma** All That portion containing an area of **1.14 Satak** more or less out of and in the said **Dag No. 3459** absolutely and forever.
 12. The said Babulal Verma, a Hindu died intestate on 14th February, 2021 leaving him surviving his two sons Ramesh Verma and Suresh Verma as his only heirs and legal representatives (wife of Babulal Verma Smt. Sumitra Devi Verma predeceased) who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 3459 absolutely.
 13. The names of Suresh Verma, Ramesh Verma and Kamal Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585 and 21881.
 14. By Sale Deed dated **15th March, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 23934 to 23960 **Being No. 150400579 for the year 2023** the said Kamal Verma, for the consideration therein mentioned, sold to **Radha Rani Jena** All That his entire portion containing an area of **2.48 Satak** more or less out of and in the said **Dag No. 3459** absolutely and forever.
 15. The said **Suresh Verma, Ramesh Verma and Radha Rani Jena** became the owners of the **Dag 3459 Property** with the said **Suresh Verma** owning **1.56 Satak, Ramesh Verma** owning **1.56 Satak** and **Radha Rani Jena** owning **2.56 Satak** more or less.
- II. Dag No. 4317 – Total Area in Dag 8 Satak, Subject Area- 8 Satak**
1. One Subhasini Debi who was the sole and absolute owner of the Dag 4317 Property, died intestate as a Hindu leaving her surviving two sons Khagapati Ghosh and Nabapati Ghosh as her sole heirs and legal representatives who both upon her death inherited and became entitled to the Dag 4317 Property absolutely.
 2. The said Khagapati Ghosh a Hindu died intestate leaving him surviving his wife Santi Sudha Ghosh and two sons Samir Ghosh and Chandan Ghosh as his only heirs and legal representatives who all upon his death inherited



SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

- and became entitled to his entire part or share of and in the said Dag 4317 Property absolutely.
3. The said Nabapati Ghosh a Hindu died intestate leaving him surviving his wife Menoka Ghosh three sons Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and one daughter Swapna Ghosh as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in the said Dag 4317 Property absolutely.
 4. By Sale Deed dated **17th February, 1990** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 24, Pages 293 to 300 **Being No. 1106 for the year 1990** the said Samir Ghosh, Chandan Ghosh, Shanti Sudha Ghosh, Menoka Ghosh, Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and Swapna Ghosh, for the consideration therein mentioned, sold to one **Prasanna Kumar Gan and Samir Kumar Mullick** All That portion containing an area of **5.76 Satak** more or less out of and in the said **Dag 4317** Property absolutely and forever.
 5. By Sale Deed dated **17th February, 1990** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 24, Pages 301 to 308 **Being No. 1107 for the year 1990** the said Samir Ghosh, Chandan Ghosh, Shanti Sudha Ghosh, Menoka Ghosh, Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and Swapna Ghosh, for the consideration therein mentioned, sold to one **Namita Dey** All That portion containing an area of **0.9 Satak** more or less out of and in the said **Dag 4317** Property absolutely and forever.
 6. By Sale Deed dated **17th February, 1990** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 24, Pages 309 to 316 **Being No. 1108 for the year 1990** the said Samir Ghosh, Chandan Ghosh, Shanti Sudha Ghosh, Menoka Ghosh, Subrata Ghosh, Dilip Ghosh, Debabrata Ghosh and Swapna Ghosh, for the consideration therein mentioned, sold to one **Manimala Barman** All That portion containing an area of **13 Chittacks or 1.34 Satak** more or less out of and in the said **Dag 4317** Property absolutely and forever.
 7. By Sale Deed dated **05th July, 1991** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 105, Pages 345 to 348 **Being No. 5834 for the year 1991** the said Samir Kumar Mullick, for the consideration therein mentioned, sold to one **Prasanna Kumar Gan** All That portion containing an area of **11 Chittacks** more or less out of and in the said **Dag 4317** Property absolutely and forever.
 8. By Sale Deed dated **03rd August, 1994** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 115, Pages 157 to 164 **Being No. 5337 for the year 1994** the said Prasanna Kumar

Sanjukta Ray
Jaw.

- Gan, for the consideration therein mentioned, sold to one **Chandana Bose** All That his entire portion containing an area of **11 Chittacks** more or less out of and in the said **Dag 4317** Property absolutely and forever.
9. By Sale Deed dated **05th September, 2006** and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 3, Pages 7912 to 7930 **Being No. 2449 for the year 2007** the said Namita Dey, for the consideration therein mentioned, sold to the said **Babulal Verma** All That her entire portion containing an area of **09 Chittacks** more or less out of and in the said **Dag 4317** absolutely and forever.
10. By Sale Deed dated **08th September, 2006** and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 3, Pages 7931 to 7949 **Being No. 2450 for the year 2007** the said Manimala Barman, for the consideration therein mentioned, sold to the said **Babulal Verma** All That her entire portion containing an area of **13 Chittacks** more or less out of and in the said **Dag 4317** absolutely and forever.
11. By Sale Deed dated **05th September, 2006** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 3, Pages 7950 to 7966 **Being No. 2451 for the year 2007** the said Chandana Bose, for the consideration therein mentioned, sold to the said **Babulal Verma** All That her entire portion containing an area of **11 Chittacks** more or less out of and in the said **Dag 4317** absolutely and forever.
12. By Sale Deed dated **12th September, 2007** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 3, Pages 8003 to 8017 **Being No. 2729 for the year 2008** the said Samir Mullick, for the consideration therein mentioned, sold to the said **Babulal Verma** All That his entire remaining portion containing an area of **02 Cottahs 13 Chittacks or 4.64 Satak** more or less out of and in the said **Dag 4317** absolutely and forever.
13. On the intestate death of the said Babulal Verma as aforesaid, his two sons the said **Ramesh Verma and Suresh Verma** inherited and became entitled to his entire portion out of and in the said Dag No. 4317 Property absolutely.
14. The names of Suresh Verma and Ramesh Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514 and 7585.
15. The said **Suresh Verma and Ramesh Verma** became the owners of the **Dag 4317 Property** with the said **Suresh Verma** owning **1.7 Satak** and **Ramesh Verma** owning **6.3 Satak**.
- III. **Dag No. 4318 - Total Area in Dag 10 Satak, Subject Area- 10 Satak.**


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

1. By Sale Deed dated **04th June, 1991** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. 1, Volume No. 81, Pages 437 to 442 **Being No. 4479 for the year 1991** one Kalicharan Ghosh, Shailendra Nath Ghosh and Balai Chandra Ghosh, for the consideration therein mentioned, sold to the said **Namita Dey** All That portion containing an area of **02 Cottahs or 3.3 Satak** more or less out of and in the said **Dag 4318** Property absolutely and forever.
2. By Sale Deed dated **04th June, 1991** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 81, Pages 407 to 412 **Being No. 4475 for the year 1991** the said Kalicharan Ghosh, Shailendra Nath Ghosh and Balai Chandra Ghosh, for the consideration therein mentioned, sold to the said **Manimala Barman** All That portion containing an area of **02 Cottahs or 3.3 Satak** more or less out of and in the said **Dag 4318** Property absolutely and forever.
3. By Sale Deed dated **04th June, 1991** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 81, Pages 401 to 406 **Being No. 4474 for the year 1991** the said Kalicharan Ghosh, Shailendra Nath Ghosh and Balai Chandra Ghosh, for the consideration therein mentioned, sold to the said **Prasanna Kumar Gan** All That portion containing an area of **02 Cottahs 01 Chittack or 3.4 Satak** more or less out of and in the said **Dag 4318** Property absolutely and forever.
4. By the said Sale Deed dated **03rd August, 1994** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 115, Pages 157 to 164 **Being No. 5337 for the year 1994** the said Prasanna Kumar Gan, for the consideration therein mentioned, sold his respective share to the said **Chandana Bose** All That his entire portion containing an area of **02 Cottahs 01 Chittack** more or less out of and in the said **Dag 4318** Property absolutely and forever.
5. By the said Sale Deed dated **05th September, 2006** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 3, Pages 7912 to 7930 **Being No. 2449 for the year 2007** the said Namita Dey, for the consideration therein mentioned, sold to the said **Babulal Verma** All That her entire portion containing an area of **02 Cottahs** more or less out of and in the said **Dag 4318** absolutely and forever.
6. By the said Sale Deed dated **08th September, 2006** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 3, Pages 7931 to 7949 **Being No. 2450 for the year 2007** the said Manimala Barman, for the consideration therein mentioned, sold her share to the said **Babulal Verma** All That her entire portion containing **02 Cottahs** more or less out of and in the said **Dag 4318** absolutely and forever.

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

7. By the said Sale Deed dated **05th September, 2006** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 3, Pages 7950 to 7966 **Being No. 2451 for the year 2007** the said Chandana Bose, for the consideration therein mentioned, sold her share to **Babulal Verma** All That her entire portion containing **02 Cottahs 01 Chittack Satak** more or less out of and in the said **Dag 4318** absolutely and forever.
8. On the intestate death of the said Babulal Verma as aforesaid, his two sons the said **Ramesh Verma and Suresh Verma** inherited and became entitled to his entire portion out of and in the said Dag 4318 Property absolutely.
9. The names of Suresh Verma and Ramesh Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514 and 7585.
10. The said **Suresh Verma and Ramesh Verma** became the owners of the **Dag 4318 Property** with the said **Suresh Verma owning 5 Satak and Ramesh Verma owning 5 Satak.**

IV. Dag No. 4319 - Total Area in Dag 51 Satak, Subject Area -51 Satak

1. One Babur Ali Mondal, a Mohamedan died intestate leaving him surviving his only son Abdul Latif Mondal as his only heir and legal representative who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4319.
2. One Echahak Mondal, a Mohamedan died intestate leaving him surviving his wife Noorjahan Bibi and 2 sons Mostakim Mondal and Mostabir Mondal as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4319.
3. By Sale Deed dated **20th June, 2007** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 13, Pages 5881 to 5897 **Being No. 07056 for the year 2007** the said Abdul Latif Mondal, Noorjahan Bibi, Mostakim Mondal and Mostabir Mondal for the consideration therein mentioned, sold to one **Shakila Bibi** All That portion containing an area of **16 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
4. By a Deed of Gift dated **30th November, 2016** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2016, Pages 94668 to 94687 **Being No. 150203808 for the year 2016** the said Sakila Bibi conveyed and transferred, by way of gift, to her son **Sujan Mondal** All That portion containing an area of **8.25 satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

5. By Sale Deed dated **05th February, 1968** and registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 22, Pages 71 to 73 **Being No. 862 for the year 1968** one Muchhak Mondal and Yachhin Mondal, for the consideration therein mentioned, sold to one **Tarak Nath Pal** All That portion containing an area of 14 Satak more or less out of and in the said **Dag No. 4319** absolutely and forever.
6. By Sale Deed dated **18th June, 1976** and registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 69, Pages 257 to 269 **Being No. 4093 for the year 1976** the said Tarak Nath Pal, for the consideration therein mentioned, sold to **Kishore Kumar Ghosh** All That his entire portion containing an area of **14 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
7. By **three Deeds of Sale** the said **Kishore Kumar Ghosh**, for the consideration therein respectively mentioned sold his entire portion containing an area of **14 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever as follows:-
 - (a) By Deed dated **06th April, 1994** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 39, Pages 397 to 404, **Being No. 1733 for the year 1994**, **Sanowar Mal Sharma** was sold All That portion containing an area of **7.97 Satak** more or less.
 - (b) By Deed dated **06th April, 1994** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 40, Pages 1 to 11, **Being No. 1734 for the year 1994**, **Bablu Roy Choudhury, Ashim Kumar Dey, Madan Lal Saraf and Md. Noimuddin** were sold All That portion containing an area of **4.49 Satak** more or less.
 - (c) By Deed dated **09th April, 2013** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 19, Pages 1552 to 1569 **Being No. 05055 for the year 2013 Suresh Verma** was sold All That **the remaining portion**.
8. By Sale Deed dated **28th December, 2007** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 6, Pages 6600 to 6614 **Being No. 07300 for the year 2007** the said Sanowar Mal Sharma, for the consideration therein mentioned, sold to **Sumitra Devi Verma** All That his entire portion containing an area of **7.97 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
9. By Sale Deed dated **24th March, 2008** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 4, Pages 7612 to 7626 **Being No. 03856 for the year 2008** the said Bablu Roy

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

Choudhury, Ashim Kumar Dey, Madan Lal Saraf and Md. Noimuddin, for the consideration therein mentioned, sold to the said **Babulal Verma** All That their entire portion containing an area of **4.49 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.

10. One Bakku Mondal, a Mohamedan died intestate leaving him surviving his only son Rahim Box Mondal and 2 wives Mosammat Hurannecha Bibi and Mosammat Jobeda Bibi as his only heirs and legal representatives who upon his death inherited and became the owner of his entire part or share of and in the said Dag No. 4319.
11. By Sale Deed dated **01st November, 1961** registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 113, Pages 284 to 288 Being No. 8288 for the year 1961 the said Rahim Box Mondal, Mosammat Hurannecha Bibi and Mosammat Jobeda Bibi, for the consideration therein mentioned, sold to **Hazi Jahur Ali Mondal** All That portion containing an area of **36 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
12. By Sale Deed dated **11th March, 1963** registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 32, Pages 175 to 176 **Being No. 1911 for the year 1963** the said Hazi Jahur Ali Mondal, for the consideration therein mentioned, sold to one **Adbul Rahim Biswas** All That portion containing an area of **16.5 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
13. By Sale Deed dated **12th November, 1968** registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 118, Pages 34 to 37 **Being No. 8120 for the year 1968** the said Adbul Rahim Biswas, for the consideration therein mentioned, sold to one **Anil Kumar Ghosh and Sachindra Nath Ghosh** All That portion containing an area of **16.5 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
14. By Sale Deed dated **12th November, 1968** registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 119, Pages 49 to 51 **Being No. 8125 for the year 1968** the said Hazi Jahur Ali Mondal, for the consideration therein mentioned, sold to **Anil Kumar Ghosh and Sachindra Nath Ghosh** All That his entire remaining portion containing an area of **19.5 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
15. The said Anil Kumar Ghosh, a Hindu died intestate leaving him surviving his wife Smt. Manjuri Ghosh, 2 sons Ashoke Kumar Ghosh, Kishore Kumar Ghosh and 2 daughters Sikha Ghosh and Dipali Ghosh as his only heirs and legal representatives who all upon his death inherited and became the owners of his entire part or share of and in the said Dag No. 4319.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

16. By Sale Deed dated **15th June, 2007** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 7, Pages 10262 to 10280 **Being No. 05901 for the year 2008** the said Sachindra Nath Ghosh, Manjuri Ghosh, Ashoke Kumar Ghosh, Kishore Kumar Ghosh, Sikha Ghosh and Dipali Ghosh, for the consideration therein mentioned, sold to **Suresh Verma** All That portion containing an area of **20 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
17. One Jahidan Bibi alias Jahida Bibi, a Mohamedan died intestate on 13th April, 1994 leaving her surviving her two sons Abdul Kalam, Abdul Chalam and 5 daughters Ambiya Bibi, Aflia Bibi, Rabiya Bibi, Hamida Bibi and Sahida Bibi as her only heirs and legal representatives who upon her death inherited and became the owners of her entire part or share of and in the said Dag No. 4319.
18. The said Sahida Bibi, a Mohamedan died intestate 13th August, 2012 leaving her surviving her husband Abdur Rahaman and her only son Md. Shamin Alam as her only heir and legal representatives who upon her death inherited and became the owners of her entire part or share of and in the said Dag No. 4319.
19. By Sale Deed dated **02nd August, 2013** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 38, Pages 4436 to 4452 **Being No. 10673 for the year 2013** Abdul Kalam, Abdul Chalam, Ambiya Bibi, Aflia Bibi, Rabiya Bibi, Hamida Bibi and Md. Shamin Alam, for the consideration therein mentioned, sold jointly their respective shares to **Suresh Verma** All That portion containing an area of **1 Satak** more or less out of and in the said **Dag No. 4319** absolutely and forever.
20. One Amena Bibi, a Mohamedan died intestate leaving her surviving her 1 son Mostakin Mondal and 1 daughter Nurnehar Bibi as her only heirs and legal representatives who upon her death inherited and became entitled to her entire part or share of and in the said Dag No. 4319.
21. By Sale Deed dated **16th July, 2014** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 9, Pages 4205 to 4220 **Being No. 04148 for the year 2014** the said Mostakin Mondal and Nurnehar Bibi, for the consideration therein mentioned, sold jointly their respective shares to **Babulal Verma** All their entire portion containing an area of **0.77 Satak** more or less out of and in in the said **Dag No. 4319** absolutely and forever.
22. The said Sumitra Devi Verma, a Hindu died intestate leaving her surviving her husband Babulal Verma and two sons Ramesh Verma and Suresh Verma as her only heirs and legal representatives who upon her death

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

inherited and became entitled to her entire part or share out of and in the said Dag No. 4319 absolutely.

23. On the intestate death of the said Babulal Verma as aforesaid his two sons Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4319 absolutely.

24. The names of Sakila Bibi, Sujan Mondal, Suresh Verma and Ramesh Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6502, 25311, 6514 and 7585.

25. The said **Sakila Bibi, Sujan Mondal Suresh Verma and Ramesh Verma became the owners of the Dag 4319 with the said Sakila Bibi owning 7.75 Satak, Sujan Mondal owning 8.25 Satak, Suresh Verma owning 29.4 Satak and Ramesh Verma owning 5.6 Satak.**

26. **A demarcated portion measuring 06 Chittacks 35 square feet more or less of the said Dag No. 4319 was gifted to the Bidhannagar Municipal Corporation by Deed of Gift dated 13th September, 2024 and registered with Additional Registrar of Assurances- II, Kolkata in Book I Volume No. 1902-2024, Pages 641213 to 641230, Being No. 190210965 for the year 2024.**

V. Dag No. 4320 – Total Area in Dag 24 Satak, Subject Area– 13.22 Satak

1. One Mujit Ali Mondal was the sole and absolute owner of the said Dag No. 4320.

2. By Sale Deed **dated 11th January, 2008** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 1, Pages 6812 to 6823 **Being No. 00356 for the year 2008** the said Mujit Ali Mondal, for the consideration therein mentioned, sold to **Mukul Sheikh and Jolekha Bibi** All That portion containing an area of **2.47 Satak** more or less out of and in the said **Dag No. 4320** absolutely and forever.

3. By Sale Deed dated **17th July, 2014** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 9, Pages 4783 to 4797 **Being No. 04181 for the year 2014** the said Mujit Ali Mondal, for the consideration therein mentioned, sold to **Babulal Verma** All That portion containing an area of **1.65 Satak** more or less out of and in the said **Dag No. 4320** absolutely and forever.

4. By Sale Deed dated **28th November, 2014** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 12, Pages 2855 to 2871 **Being No. 05609 for the year 2014** the said Mukul Sheikh and Jolekha Bibi, for the consideration therein mentioned, sold jointly their respective

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

shares to **Babulal Verma** All That their entire portion containing an area of **2.47 Satak** more or less out of and in the said **Dag No. 4320** absolutely and forever.

5. The said Mujit Ali Mondal, a Mohamedan died intestate on 18th April, 2017 leaving him surviving his wife Moharram Bibi, 2 sons Kutub Ali Mondal, Ketab Ali Mondal and 3 daughters Asma Bibi, Chaima Bibi and Najima Bibi as his only heirs and legal representatives who upon his death inherited and became entitled to his entire remaining part or share out of and in the said Dag No. 4320.
6. By Sale Deed dated **13th December, 2017** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 1502-2018, Pages 9424 to 9448 **Being No. 362 for the year 2018** the said Kutub Ali Mondal, Ketab Ali Mondal, for the consideration therein mentioned, sold jointly their respective shares to **Sneha Verma** All That portion containing an area of **3.3 Satak** more or less out of and in the said **Dag No. 4320** absolutely and forever.
7. By Sale Deed dated **17th July, 2020** and registered with the Additional Registrar of Assurances- II, Kolkata in Book No. I, Volume No. 1902-2020, Pages 78107 to 78146 **Being No. 190201932 for the year 2020** the said Asma Bibi, Chaima Bibi and Najima Bibi, for the consideration therein mentioned, sold to **Babulal Verma** All That portion containing an area of **5.78 Satak** more or less out of and in the said **Dag No. 4320** absolutely and forever.
8. On the intestate death of the said Babulal Verma as aforesaid, the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4320 absolutely.
9. The names of Suresh Verma, Ramesh Verma and Sneha Verma are recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585 and 24718.
10. The said **Suresh Verma, Ramesh Verma and Sneha Verma** became the owners of the **Dag 4320 Property with the said Suresh Verma owning 4.96 Satak, Ramesh Verma owning 4.96 Satak and Sneha Verma owning 3.3 Satak more or less.**

VI. Dag No. 4322 - Total Area in Dag 41 Satak, Subject Area 22.54 Satak.

1. Jitendra Nath Ghosh, Jagat Chandra Ghosh, Sanat Kumar Ghosh, Krishnapada Ghosh and Smt. Karuna Ghosh were the absolute owners of the entire Dag No. 4322.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830246307
Email: sanjukray@gmail.com

RESIDENCE:-
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:-
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

2. The said Jitendra Nath Ghosh, a Hindu died intestate leaving him surviving his 2 sons Phani Bhushan Ghosh, Moni Mohan Ghosh and 2 daughters Smt. Tapa Rani Paul and Smt. Kheyani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4322 absolutely.
3. The said Krishnapada Ghosh, a Hindu died intestate leaving him surviving his 3 sons Banamali Ghosh, Sanat Ghosh, Sukumar Ghosh and 3 daughters Menoka Belundi, Dipali Ghosh and Panchirani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4322 absolutely.
4. By **Deed of Partition dated 30th August, 1988** and registered with the Sub-Registry office Bidhannagar, in Book 1, Volume No. 156, Pages 1 to 30 **Being No. 7687 for the year 1988** the said Jagat Chandra Ghosh was allotted **20.5 Satak**, the said legal heirs of Jitendra Nath Ghosh were allotted **10.5 Satak** and the said legal heirs of Krishnapada Ghosh were allotted **10.5 Satak** comprising the entirety of the said **Dag No. 4322**.
5. By Sale Deed dated **11th March, 1992** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 49, Pages 199 to 206 **Being No. 2530 for the year 1992** the said Tapa Rani Paul, for the consideration therein mentioned, sold to **Biswanath Ghosh and Shankar Ghosh** All That her entire portion out of and in the said **Dag No. 4322** absolutely and forever.
6. By Sale Deed dated **01st February, 1994** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 19, Pages 135 to 140 **Being No. 784 for the year 1994** the said Khayani Ghosh, for the consideration therein mentioned, sold to **Biswanath Ghosh and Shankar Ghosh** All That her entire portion out of and in the said **Dag No. 4322** absolutely and forever.
7. The said Phani Bhusan Ghosh, a Hindu died intestate on 31st January, 2008 leaving him surviving his 1 son Shankar Ghosh and 1 daughter Chaya Rani Neogi (Ghosh) as his as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4322 absolutely.
8. By Sale Deed dated **20th August, 2009** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 5, Pages 5815 to 5826 **Being No. 05247 for the year 2009** the said Menoka Belundi and Dipali Ghosh, for the consideration therein mentioned, sold to the said **Suresh Verma** All That their entire portion out of and in the said **Dag No. 4322** absolutely and forever.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandī Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

9. By Sale Deed dated **13th February, 2010** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 46, Pages 614 to 629 **Being No. 13263 for the year 2010** the said Panchirani Ghosh alias Renuka Ghosh, for the consideration therein mentioned, sold to the said **Babulal Verma** All That her entire portion out of and in the said **Dag No. 4322** absolutely and forever.
10. By Sale Deed dated **03rd August, 2011** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 35, Pages 254 to 269 **Being No. 10631 for the year 2011** the said Banamali Ghosh and Sukumar Ghosh, for the consideration therein mentioned, sold to the said **Babulal Verma** All That portion of land containing an area of **4 Satak** more or less out of and in the said **Dag No. 4322** absolutely and forever.
11. By Sale Deed dated **17th August, 2011** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 37, Pages 1179 to 1194 **Being No. 11256 for the year 2011** the said Chaya Rani Neogi (Ghosh), for the consideration therein mentioned, sold to the said **Babulal Verma** All That her **entire portion** out of and in the said **Dag No. 4322** absolutely and forever.
12. By Sale Deed dated **18th January, 2012** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 3, Pages 1004 to 1024 **Being No. 00709 for the year 2012** the said Sanat Ghosh, for the consideration therein mentioned, sold to the said **Babulal Verma** All That his **entire portion** out of and in the said **Dag No. 4322** absolutely and forever.
13. By Sale Deed dated **22nd January, 2013** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 4, Pages 1960 to 1981 **Being No. 00907 for the year 2013** the said Shankar Ghosh, for the consideration therein mentioned, sold to the said **Suresh Verma** All That portion of land containing an area of **1.92 Satak** more or less out of and in the said **Dag No. 4322** absolutely and forever.
14. By Sale Deed dated **22nd January, 2013** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 4, Pages 1982 to 2003 **Being No. 00908 for the year 2013** the said Shankar Ghosh, for the consideration therein mentioned, sold to the said **Ramesh Verma** All That his **entire remaining portion** out of and in the said **Dag No. 4322** absolutely and forever.
15. By Sale Deed dated **15th November, 2007** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 11, Pages 11897 to 11916 **Being No. 10812 for the year 2009** the said Biswanath Ghosh, for the consideration therein mentioned, sold to **Md. Ismail Mondal**

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

All That portion of land containing an area of **01 Cottahs 08 Chittacks or 2.48 Satak** more or less out of and in the said **Dag No. 4322** absolutely and forever.

16. By Sale Deed dated **07th December, 2009** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 7, Pages 2903 to 2915 **Being No. 02226 for the year 2011** the said Md. Ismail Mondal, for the consideration therein mentioned, sold to **Babulal Verma** All That his **entire portion** out of and in the said **Dag No. 4322** absolutely and forever.
17. By a **By Deed of Gift dated 23rd February, 2011** and registered with Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 4, Pages 9594 to 9606 **Being No. 02256 for the year 2011**, the said Monimohan Ghosh granted conveyed and transferred, by way of gift, to **Ajoy Ghosh** All That his entire portion out of and in the said **Dag No. 4322** absolutely and forever.
18. By Sale Deed dated **21st April, 2016** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 1502-2016, Pages 36687 to 36715 **Being No. 150201510 for the year 2016** the said Ajoy Ghosh, for the consideration therein mentioned, sold to **Deepmala Verma** All That his **entire portion** out of and in the said **Dag No. 4322** absolutely and forever.
19. By Sale Deed dated **01st August, 2019** and registered with the Additional Registrar of Assurances- III, Kolkata in Book No. I, Volume No. 1903-2019, Pages 162254 to 162275 **Being No. 190303901 for the year 2019** the said Sukumar Ghosh, for the consideration therein mentioned, sold to the said **Babulal Verma** All That portion of land containing an area of **1 Satak** more or less in the said **Dag No. 4322** absolutely and forever.
20. On the intestate death of the said Babulal Verma as aforesaid, the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said Dag No. 4322 absolutely.
21. The names of Suresh Verma, Ramesh Verma and Deepmala Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585, 25721, 25720 and 21753.
22. The said **Suresh Verma, Ramesh Verma and Sneha Verma** became the **owners of the Dag 4322 Property** with the said **Suresh Verma** owning **11.675 Satak**, **Ramesh Verma** owning **8.265 Satak** and **Deepmala Verma** owning **2.60 Satak** more or less.

VII. **Dag No. 4325 - Total Area in Dag 26 Satak, Subject Area - 3 Satak.**


Adv.

SANJUKTA RAY
ADVOCATE

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

Mobile: 9830248307
Email: sanjukray@gmail.com

1. By Sale Deed dated **23rd October, 1992** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 205, Pages 79 to 92 **Being No. 9391 for the year 1992** one Noornehar Bibi, Kohinoor Bibi, Mayanoor Nehar Khatoon, Noorjahan Khatoon, for the consideration therein mentioned, sold to **Kanij Fatema** All That portion containing an area of **8 Satak** more or less out of and in the said **Dag No. 4325** absolutely and forever.
2. By Sale Deed dated **23rd October, 1992** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 205, Pages 93 to 102 **Being No. 9392 for the year 1992** one Amirjaan Bibi, for the consideration therein mentioned, sold to **Shahidul Islam** All That portion containing an area of **5 Satak** more or less out of and in the said **Dag No. 4325** absolutely and forever.
3. By Sale Deed dated **22nd May, 2012** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 24, Pages 89 to 105 **Being No. 07532 for the year 2012** the said Shahidul Islam and Kanij Fatema, for the consideration therein mentioned, sold to **Pratik Verma** All That their entire portions containing an area of **13 Satak** more or less out of and in the said **Dag No. 4325** absolutely and forever.
4. One Sk. Gholam Kasem, a Mohamedan died intestate leaving him surviving his son Sk. Nurul Amin as his only heir and legal representative who upon his death inherited and became entitled to his portion out of and in the said **Dag No. 4325**.
5. By Sale Deed dated **29th June, 2011** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 14, Pages 7066 to 7076 **Being No. 07318 for the year 2011** the said Sk. Nurul Amin, for the consideration therein mentioned, sold to **Shyamashree Debnath** All That portion containing an area of **2.43 Satak** more or less out of and in the said **Dag No. 4325** absolutely and forever.
6. By Sale Deed dated **02nd August, 2013** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 39, Pages 1410 to 1426 **Being No. 10779 for the year 2013** the said Shyamashree Debnath, for the consideration therein mentioned, sold to the said **Babulal Verma** All That her entire portion containing an area of **2.43 Satak** more or less out of and in the said **Dag No. 4325** absolutely and forever.
7. On the intestate death of the said Babulal Verma as aforesaid, the said Ramesh Verma and Suresh Verma inherited and became entitled to his entire portion out of and in the said **Dag No. 4325** absolutely.

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

8. The name of Pratik Verma was recorded in the L.R. Records of Rights under L.R. Khatian No. 7586.
 9. The said **Pratik Verma** owns **13 Satak** more or less and the said **Ramesh Verma** and **Suresh Verma** own **2.43 Satak** more or less out of and in the said **Dag No. 4325** out of which the said Pratik Verma intends to include **3 Satak portion on the northern side of the said Dag No. 4325** in the Subject Property.
- VIII. Dag No. 4326 - Total Area in Dag 26 Satak, Subject Area - 3 Satak.**
1. One Mokshed Ali Midda was the sole and absolute owner of the said Dag No. 4326.
 2. The said Mokshed Ali Midda, a Mohamedan died intestate leaving him surviving his 1 son Javed Ali Midda and 6 daughters Jamila Molla alias Jamila Bibi, Noorjahan Bibi, Arajan Bibi, Saharjan Bibi, Mariyan Bibi and Baharjan as his only heirs and legal representatives who upon his death inherited and became entitled to the said Dag No. 4326.
 3. By Sale Deed dated **07th August, 2012** and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 40, Pages 2103 to 2121 **Being No. 12098 for the year 2012** the said Javed Ali Midda, Jamila Molla alias Jamila Bibi, Noorjahan Bibi, Arajan Bibi, for the consideration therein mentioned, sold to the said **Ramesh Verma** All That portion containing an area of **6.5 Satak** more or less out of and in the said **Dag No. 4326** absolutely and forever.
 4. By Sale Deed dated **07th August, 2012** and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 40, Pages 2122 to 2140 **Being No. 12099 for the year 2012** Javed Ali Midda, Jamila Molla alias Jamila Bibi, Noorjahan Bibi, Arajan Bibi, for the consideration therein mentioned, sold to the said **Ramesh Verma** All That portion containing an area of **6.5 Satak** more or less out of and in the said **Dag No. 4326** absolutely and forever.
 5. By Sale Deed dated **31st March, 2015** and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 3, Pages 1 to 18 **Being No. 01090 for the year 2015** the said Mariyan Bibi, for the consideration therein mentioned, sold to **Sneha Verma** All That portion containing an area of **3.25 Satak** more or less out of and in the said **Dag No. 4326** absolutely and forever.
 6. The names of Ramesh Verma and Sneha Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 7585 and 21292.

Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

7. The said **Ramesh Verma and Sneha Verma** became the owners of the **Dag 4326 Property** with the said **Ramesh Verma** owning **13 Satak** and **Sneha Verma** owning **3.25 Satak** more or less out of which they intend to include **3 Sataks** portion on the northern side of the said **Dag No. 4325** in the Subject Property.

IX. Dag No. 4327 - Total Area in Dag 29 Satak, Subject Area - 3.08 Satak.

1. One **Abdul Chattar Midda**, a Mohamedan died intestate on or about 1964 leaving him surviving his wife **Amena Bibi**, 6 sons **Abdul Gaffar Midda**, **Abdul Bari Midda**, **Abdul Hamid Midda**, **Abdul Mujit Midda**, **Abdul Aziz Midda**, **Abdul Wazed Midda** and 3 daughters **Rabiya Bibi**, **Jamila Bibi** and **Rahima Bibi** as his only heirs and legal representatives who upon his death inherited and became entitled to the said **Dag No. 4327**.
2. By Sale Deed dated **23rd February, 1981** and registered with the Sub-Registrar Cossipore Dum Dum, District North 24 Parganas in Book No. I, Volume No. 30, Pages 224 to 226 **Being No. 1557 for the year 1981** **Abdul Gaffar Midda**, **Abdul Bari Midda**, **Abdul Hamid Midda**, **Abdul Mujit Midda**, **Abdul Aziz Midda** and **Abdul Wazed Midda**, for the consideration therein mentioned, sold to **Abdul Rahim Midda**, **Abdul Rahaman Midda** and **Abdul Rafique Midda** All That portion containing an area of **17 Sataks** more or less out of and in the said **Dag No. 4327** absolutely and forever.
3. By Sale Deed dated **14th August, 1985** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 117, Pages 103 to 108 **Being No. 6230 for the year 1985** the said **Abdul Rahim Midda**, **Abdul Rahaman Midda** and **Abdul Rafique Midda**, for the consideration therein mentioned, sold to **Sheikh Rashid** and **Apu Paul** All That portion containing an area of **9.91 Satak** more or less out of and in the said **Dag No. 4327** absolutely and forever.
4. By Sale Deed dated **24th June, 1988** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 108, Pages 57 to 62 **Being No. 5327 for the year 1988** the said **Apu Paul**, for the consideration therein mentioned, sold to **Sheikh Rashid** All That his **entire portion** out of and in the said **Dag No. 4327** absolutely and forever.
5. By Sale Deed dated **01st August, 1990** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 127, Pages 439 to 446 **Being No. 5373 for the year 1990** the said **Sheikh Rashid**, for the consideration therein mentioned, sold to **Parijan Bibi** and **Motaleb Mondal** All That his **entire portion** out of and in the said **Dag No. 4327** absolutely and forever.
6. The said **Motaleb Mondal**, a Mohamedan died intestate on 18th September, 1998 leaving him surviving his wife **Parijan Bibi**, 5 sons **Nasiruddin Mondal**,



SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

- Hasanuddin Mondal, Moniruddin Mondal, Tajuddin Mondal, Rajuddin Mondal and 2 daughters Farida Bibi and Fajila Bibi as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion of the said Dag No. 4327.
7. The said Abdul Bari Midda, a Mohamedan died intestate on 22nd October, 1993 leaving him surviving his wife Khodaja Bibi Midda, three sons Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda and 2 daughters Tajmira Bibi and Ajmira Bibi as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of the said Dag No. 4327.
 8. The said Abdul Hamid Midda, a Mohamedan died intestate on 27th May, 2001 leaving him surviving his wife Rabia Bibi, 4 sons Abdul Razzak Itrdda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajar Midda and 4 daughters Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufra Bibi, Firoja Begum alias Riroja Begum and Tanujan Bibi as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of the said Dag No. 4327.
 9. The said Amena Bibi, a Mohamedan died intestate on 03rd April, 2003 leaving him surviving her 6 sons Abdul Gafar Mida alias Abdul Gaffer Midda, Abdul Hamid Midda, Abdul Bari Midda, Abdul Mujit Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda and 3 daughters Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi and Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun as her only heirs and legal representatives who upon her death inherited and became entitled to her entire part or share of and in the said Dag No. 4327.
 10. The said Abdul Mujit Midda, a Mohamedan died intestate on 10th December, 2012 leaving him surviving his wife Lobeda Bibi and son Anowar Ali Midda as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4327.
 11. The said Anowar Ali Midda, a Mohamedan died intestate leaving him surviving his mother Lobeda Bibi and son Ashik Midda as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4327.
 12. By Sale Deed dated **10th July, 2012** and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 34, Pages 2124 to 2142 **Being No. 10521 for the year 2012** Abdul Rahim Midda, Abdul Rahman Midda and Abdul Rafique Midda, for the consideration therein mentioned, sold jointly their undivided respective shares to **Verma Real Estate Private Limited** All That portion containing an area of **5 Satak** more or less in the said **Dag No. 4327** absolutely and forever.



SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

13. By Deed of Partition dated **21st June, 2013** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 6, Pages 2324 to 2350 **Being No. 01998 for the year 2013** the said **Jobeda Bibi and Ashik Midda** were allotted All That portion admeasuring **16 Sataks** more or less out of and in Dag No. 4327.
14. By Sale Deed dated **15th July, 2016** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 1504-2016, Pages 44434 to 44465 **Being No. 150401229 for the year 2016** the said Parijan Bibi, Nasiruddin Mondal, Hasanuddin Mondal, Moniruddin Mondal, Tajuddin Mondal, Rajuddin Mondal, Farida Bibi and Fajila Bibi, for the consideration therein mentioned, sold to **Sakila Bibi** All That portion containing an area of **4.95 Satak** more or less in the said **Dag No. 4327** absolutely and forever.
15. By Sale Deed dated **18th July, 2016** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 1504-2016, Pages 44827 to 44858 **Being No. 150401240 for the year 2016** the said Parijan Bibi, Nasiruddin Mondal, Hasanuddin Mondal, Moniruddin Mondal, Tajuddin Mondal, Rajuddin Mondal, Farida Bibi and Fajila Bibi, for the consideration therein mentioned, sold to **Sakila Bibi** All That portion containing an area of **4.95 Satak** more or less in the said **Dag No. 4327** absolutely and forever.
16. By Sale Deed dated **13th February, 2017** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 1502-2017, Pages 11036 to 11099 **Being No. 150200416 for the year 2017** the said Jobeda Bibi and Ashik Midda, for the consideration therein mentioned, sold to **Raunak Properties Private Limited and Keshav Rathi** All That their entire portion of land containing an area of **16 Satak** more or less in the said **Dag No. 4327** absolutely and forever.
17. The names of Verma Real Estate Private Limited, Sakila Bibi, Raunak Properties Private Limited and Keshav Rathi were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 8488, 22370, 22509 and 22508.
18. The said **Verma Real Estate Private Limited, Sakila Bibi, Raunak Properties Private Limited and Keshav Rathi** became the owners of the **Dag 4327 Property** and out of them the said **Verma Real Estate Private Limited** intends to include **3.08 Satak portion on the northern side of the said Dag No. 4327 in the Subject Property.**

X. Dag No. 4328 - Total Area in Dag 26 Satak, Subject Area- 4 Satak.

1. On the intestate death of the said Abdul Chattar Midda as aforesaid, the said Amena Bibi, Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid



SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

Midda, Abdul Mujit Midda, Abdul Aziz Midda, Abdul Wazed Midda, Rabiya Bibi, Jamila Bibi and Rahima Bibi inherited and became entitled to the said Dag No. 4328.

2. By Sale Deed dated **23rd February, 1981** and registered with the Sub-Registrar Cossipore Dum Dum, in Book No. I, Volume No. 33, Pages 207 to 210 **Being No. 1558 for the year 1981** Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Aziz Midda and Abdul Wazed Midda for the consideration therein mentioned, sold to **Abdul Wahad Midda** All That portion containing an area of **16 Sataks** out of and in the said **Dag No. 4328** absolutely and forever.
3. The said Abdul Wahad Midda, a Mohamedan died intestate leaving him surviving his wife Ojida Bibi, 5 sons Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda and 2 daughters Achiya Bibi and Ayesha Bibi as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share of and in the said Dag No. 4328.
4. By Sale Deed dated **30th July, 2012** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 39, Pages 3354 to 3378 **Being No. 11902 for the year 2012** the said Ojida Bibi, Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda, Achiya Bibi and Ayesha Bibi, for the consideration therein mentioned, sold to **Verma Real Estate Private Limited** All That portion containing an area of **6 Satak** more or less in the said **Dag No. 4328** absolutely and forever.
5. By Sale Deed dated **30th July, 2012** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 39, Pages 3379 to 3398 **Being No. 11903 for the year 2012** Ojida Bibi, Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda, Achiya Bibi and Ayesha Bibi, for the consideration therein mentioned, sold to **Verma Real Estate Private Limited** All That portion containing an area of **5 Satak** more or less out of and in the **Dag No. 4328** Property, absolutely and forever.
6. By Sale Deed dated **30th July, 2012** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 39, Pages 3399 to 3418 **Being No. 11904 for the year 2012** Ojida Bibi, Abdul Ohab Midda, Abdul Mannan Midda, Abdul Hannan Midda, Abdul Samad Midda, Abdul Jabar Midda, Achiya Bibi and Ayesha Bibi, for the consideration therein mentioned, sold to **Verma Real Estate Private Limited** All That their **remaining portion** out of and in the **Dag 4328** Property, absolutely and forever.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandl Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

7. The facts about the death of the said Abdul Bari Midda, Abdul Hamid Midda, Amena Bibi, Abdul Mujit Midda and Anowar Ali Midda are stated above and their respective heirs inherited and became entitled to their respective part or shares of and in the Dag 4328 Property.
8. By the said **Deed of Partition** dated **21st June, 2013** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. 1, Volume No. 6, Pages 2324 to 2350 **Being No. 01998 for the year 2013** the said **Abdul Gafar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi** were allotted all that portion admeasuring **6.14 Satak** more or less out of and in the said **Dag No. 4328** and the said **Jobeda Bibi and Ashik Midda** were allotted portion measuring **3.86 Sataks** more or less out of and in the said **Dag No. 4328**.
9. By Sale Deed dated **26th June, 2014** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. 1, Volume No. 06, Pages 7743 to 7786 **Being No. 01782 for the year 2014** the said Abdul Gafar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi, for the consideration therein mentioned, sold to **Greentouch Projects Ltd, Greentouch Tours and Travels Pvt Ltd, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private Limited, Sumit Grih Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited** All That their entire portion of land containing an area of **6.14 Satak** more or less in the said **Dag No. 4328** absolutely and forever.

Sanjukta Ray
Adv

10. By Sale Deed dated **13th February, 2017** and registered with the District Sub-Registrar- II Barasat in Book No. I, Volume No. 1502-2017, Pages 11036 to 11099 **Being No. 150200416 for the year 2017** the said Jobeda Bibi and Ashik Midda, for the consideration therein mentioned, sold jointly their undivided respective shares to **Raunak Properties Private Limited and Keshav Rathi** All That their entire portion containing an area of **3.86 Satak** more or less of and in the said **Dag No. 4328** absolutely and forever.
 11. By Sale Deed dated **08th June, 2017** and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. I, Volume No. 1904-2017, Pages 200340 to 200415 **Being No. 190405614 for the year 2017** the said Greentouch Projects Limited, Greentouch Tours and Travels Private Limited, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, for the consideration therein mentioned, sold to **Sushil Kumar Jhunjunwala, Smt. Kiran Jhunjunwala, Raunak Jhunjunwala, Saurabh Jhunjunwala, Sushil Kumar Jhunjunwala (H.U.F.), Archita Jhunjunwala and Raunak Properties Private Limited** All That portion containing an area of **3.04 Satak** more or less out of and in the said **Dag No. 4328** absolutely and forever.
 12. By Sale Deed dated **25th October, 2017** and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. I, Volume No. 1904-2017, Pages 405980 to 406028 **Being No. 190410687 for the year 2017** the said Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private Limited, Sumit Grih Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited, for the consideration therein mentioned, sold jointly their undivided respective shares to **Raunak Properties Private Limited** All That portion containing an area of **3.10 Satak** more or less in the said **Dag No. 4328** absolutely and forever.
 13. The name of Verma Real Estate Private Limited and Raunak Properties Private Limited was recorded in the L.R. Records of Rights under L.R. Khatian Nos. 8488, 22509 and 22758.
 14. The said **Verma Real Estate Private Limited** intends to include **4 Satak portion on the northern side of the said Dag No. 4328 in the Subject Property.**
- XI. Dag No. 4332 - Total Area in Dag 116 Satak, Subject Area- 116 Satak.**
1. Jitendra Nath Ghosh Jagat Chandra Ghosh, Sanat Kumar Ghosh, Krishnapada Ghosh and Smt. Karuna Ghosh were the absolute owners


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

containing an area of 116 Satak more or less in R.S. Dag 4332 recorded in R.S. Khatian No. 1674 in Mouza Gopalpur, J. L. No. 02 under Police Station Airport (presently Narayanpur) in the district of North 24-Parganas hereinafter referred to as "the Dag 4332 Property".

2. The said Jitendra Nath Ghosh, a Hindu died intestate leaving him surviving his 2 sons Phani Bhushan Ghosh, Moni Mohan Ghosh and 2 daughters Smt. Tapa Rani Paul and Smt. Kheyani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4332 absolutely and forever.
3. The said Krishnapada Ghosh, a Hindu died intestate leaving him surviving his 3 sons Banamali Ghosh, Sanat Ghosh, Sukumar Ghosh and 3 daughters Menoka Belundi, Dipali Ghosh and Panchirani Ghosh as his only heirs and legal representatives who upon his death inherited and became entitled to his entire portion out of and in the said Dag No. 4332 absolutely and forever.
4. By **Deed of Partition dated 30th August, 1988** and registered with the Sub-Registry office Bidhannagar, in Book I, Volume No. 156, Pages 1 to 30 **Being No. 7687 for the year 1988** the said **Jagat Chandra Ghosh** was allotted All That portion containing an area of **58 Satak** more or less marked as 'Plot B' and the legal heirs of **Late Jitendra Nath Ghosh and the legal heirs of Late Krishnapada Ghosh** were individually allotted All That portions of land containing an area of **29 Satak each** more or less out of and in the said Dag No. 4332.
5. By Sale Deed dated **01st October, 1991** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 155, Pages 313 to 320 **Being No. 8604 for the year 1991** the said Jagat Chandra Ghosh, for the consideration therein mentioned, sold to **Samir Kumar Mallick** All That portion of land containing an area of **5.41 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
6. By Sale Deed dated **01st October, 1991** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 155, Pages 329 to 336 **Being No. 8606 for the year 1991** the said Jagat Chandra Ghosh, for the consideration therein mentioned, sold to **Ashim Kumar Dey** All That portion of land containing an area of **19.52 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
7. By Sale Deed dated **01st October, 1991** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 155, Pages 337 to 344 **Being No. 8607 for the year 1991** the said Jagat Chandra Ghosh, for the consideration therein mentioned, sold to **Bablu Roy Choudhury** All That portion of land containing an area of **16.52 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D. Chandl Ghose Road,
Kolkata - 700 040

CHAMBER:
11. Old Post Office Street,
Ground Floor,
Kolkata - 700001.

8. By Sale Deed dated **01st October, 1991** and registered with the Additional District Sub-Registrar Bidhannagar in Book No. I, Volume No. 155, Pages 345 to 350 **Being No. 8608 for the year 1991** the said Jagat Chandra Ghosh, for the consideration therein mentioned, sold to **Bablu Roy Choudhury** All That portion of land containing an area of **16.52 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
9. By Sale Deed dated **11th March, 1992** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 49, Pages 199 to 206 **Being No. 2530 for the year 1992** the said Tapa Rani Paul, for the consideration therein mentioned, sold to **Biswanath Ghosh and Shankar Ghosh** All That her entire part or share containing an area of **7.25 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
10. By Sale Deed dated **28th August, 1992** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 181, Pages 11 to 16 **Being No. 8319 for the year 1992** the said Bablu Roy Choudhury, for the consideration therein mentioned, sold his undivided share to **Ashim Kumar Dey** All That portion containing an area of **5.69 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
11. By Sale Deed dated **01st February, 1994** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 19, Pages 135 to 140 **Being No. 784 for the year 1994** the said Khayani Ghosh, for the consideration therein mentioned, sold to **Biswanath Ghosh and Shankar Ghosh** All That her entire part or share containing an area of **7.25 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
12. By **Deed of Gift** dated **09th September, 1996** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 85, Pages 43 to 48 **Being No. 3711 for the year 1996** the said Bablu Roy Choudhury granted conveyed and transferred, by way of gift, to **Gunjan Roy Choudhury** All That portion containing an area of **4.85 Satak** more or less out of and in the **Dag 4332** Property, absolutely and forever.
13. By **Deed of Gift** dated **09th September, 1996** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 85, Pages 49 to 54 **Being No. 3712 for the year 1996** the said Bablu Roy Choudhury granted conveyed and transferred, by way of gift, to **Smt. Sukla Roy Choudhury** All That portion of land containing an area of **8.26 Satak** more or less out of and in the said **Dag No. 4332** property, absolutely and forever.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

14. By Sale Deed dated **04th June, 2007** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 11, Pages 3146 to 3169 **Being No. 6223 for the year 2007** the said Bablu Roy Choudhury, Gunjan Roy Choudhury and Smt. Sukla Roy Choudhury, for the consideration therein mentioned, sold to **Babulal Verma** All That piece and parcel of land containing an area of **27.36 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
15. By Sale Deed dated **04th June, 2007** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 11, Pages 3189 to 3206 **Being No. 6226 for the year 2007** Ashim Kumar Dey, for the consideration therein mentioned, sold to **Babulal Verma** All That his entire portion of land containing an area of **25.21 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
16. By Sale Deed dated **12th September, 2007** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 3, Pages 8003 to 8017 **Being No. 02729 for the year 2008** the said Samir Kumar Mallick, for the consideration therein mentioned, sold to **Ramesh Verma** All That his entire portion containing an area of **5.41 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
17. By Sale Deed dated **01st October, 2007** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 7, Pages 10828 to 10836 **Being No. 05947 for the year 2008** the said Biswanath Ghosh, for the consideration therein mentioned, sold to **Islam Mondal** All That his entire portion containing an area of **7.25 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
18. The said Phani Bhusan Ghosh, a Hindu died intestate on 31st January, 2008 leaving him surviving his 1 son Shankar Ghosh and 1 daughter Chaya Rani Neogi (Ghosh) as his legal heirs as his only heirs and legal representatives who upon his death inherited and became entitled to his entire part or share out of and in the said **Dag No. 4332** absolutely and forever.
19. By Sale Deed dated **20th August, 2009** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 5, Pages 5815 to 5826 **Being No. 05247 for the year 2009** the said Menoka Belundi and Dipali Ghosh, for the consideration therein mentioned, sold to **Suresh Verma** All That their entire portion of land containing an area of **9.59 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
20. By Sale Deed dated **13th February, 2010** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 46, Pages 614 to 629 **Being No. 13263 for the year 2010** the said Panchirani Ghosh alias Renuka Ghosh, for the consideration therein mentioned, sold to **Babulal**


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

Verma All That her entire portion containing an area of **5 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.

21. By a **Deed of Gift** dated **23rd February, 2011** and registered with Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 4, Pages 9594 to 9606 **Being No. 02256 for the year 2011**, the said Monimohan Ghosh granted conveyed and transferred, by way of gift, to **Ajoy Ghosh** All That portion containing an area of **7.25 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
22. By Sale Deed dated **03rd August, 2011** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 35, Pages 254 to 269 **Being No. 10631 for the year 2011** the said Banamali Ghosh and Sukumar Ghosh, for the consideration therein mentioned, sold jointly their respective shares to the said **Babulal Verma** All That their entire portion containing an area of **10 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
23. By Sale Deed dated **17th August, 2011** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 37, Pages 1179 to 1194 **Being No. 11256 for the year 2011** the said Chaya Rani Neogi (Ghosh), for the consideration therein mentioned, sold to the said **Babulal Verma** All That her entire portion containing an area of **3.50 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
24. By Sale Deed dated **18th January, 2012** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 3, Pages 1004 to 1024 **Being No. 00709 for the year 2012** the said Sanat Ghosh, for the consideration therein mentioned, sold to the said **Babulal Verma** All That portion containing an area of **4.84 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
25. By Sale Deed dated **22nd January, 2013** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 4, Pages 1960 to 1981 **Being No. 00907 for the year 2013** the said Shankar Ghosh, for the consideration therein mentioned, sold to **Suresh Verma** All That portion containing an area of **5.44 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
26. By Sale Deed dated **22nd January, 2013** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 4, Pages 1982 to 2003 **Being No. 00908 for the year 2013** the said Shankar Ghosh, for the consideration therein mentioned, sold to the said **Ramesh Verma** All That portion containing an area of **5.44 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.


Adv.

27. By Sale Deed dated **13th September, 2013** and registered with the District Sub-Registrar- II Barasat, in Book No. 1, Volume No. 44, Pages 1744 to 1760 **Being No. 12167 for the year 2013** the said Shankar Ghosh, for the consideration therein mentioned, sold to **Anand Verma** All That portion containing an area of **2 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
28. By Sale Deed dated **21st April, 2016** and registered with the District Sub-Registrar- II Barasat in Book No. 1, Volume No. 1502-2016, Pages 36687 to 36715 **Being No. 150201510 for the year 2016** the said Ajoy Ghosh, for the consideration therein mentioned, sold to **Deepmala Verma** All That his entire portion containing an area of **7.25 Satak** more or less out of and in the said **Dag No. 4332** absolutely and forever.
29. By a Deed of Gift dated **18th March, 2023** and registered with Additional Registrar of Assurances- III Kolkata, in Book No. 1, Volume No. 1903-2023, Pages 66782 to 66801 **Being No. 01684 for the year 2023**, the said Ramesh Verma granted conveyed and transferred, by way of gift, to **Anand Verma** All That portion of land containing an area of **2 Satak** more or less in the said **Dag No. 4322** absolutely and forever.
30. On the intestate death of the said Babulal Verma as aforesaid, Ramesh Verma and Suresh Verma as his only heirs and legal representatives inherited and became entitled to his entire portion out of and in the said **Dag No. 4332** absolutely.
31. The names of Suresh Verma, Ramesh Verma, Anand Verma, Deepmala Verma and Islam Mondal were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 6514, 7585, 7598, 21753 and 5629.
32. The said **Suresh Verma, Ramesh Verma, Anand Verma, Deepmala Verma and Islam Mondal** became the owners of the **Dag 4332** Property with the said **Suresh Verma** owning **52.88 Satak** more or less, **Ramesh Verma** owning **46.62 Satak** more or less, **Deepmala Verma** owning **7.25 Satak** more or less, **Anand Verma** owning **2 Satak** more or less and **Islam Mondal** owning **7.25 Satak** more or less.
- XII. Dag No. 4331 - Total Area in Dag 18 Satak, Subject Area- 8 Satak and Dag No. 4334 - Total Area in Dag 58 Satak, Subject Area- 19 Satak.**
1. One Abdul Chattar Midda was the sole and absolute owner containing an area of ALL THOSE FIRSTLY piece and parcel of land containing an area of 18 Satak more or less comprised in R.S. Dag 4331 (hereinafter referred to as "Dag 4331 Larger Property") and SECONDLY piece and parcel of land containing an area of 58 Satak more or less comprised in R.S. Dag 4334 (hereinafter referred to as "Dag 4334 Larger Property")


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

2. On the intestate death of the said Abdul Chattar Midda as aforesaid, the said Amena Bibi, Abdul Gaffar Midda, Abdul Bari Midda, Abdul Hamid Midda, Abdul Mujit Midda, Abdul Aziz Midda, Abdul Wazed Midda, Rabiya Bibi, Jamila Bibi and Rahima Bibi inherited and became the entitled to the said Dag 4331 Larger Property and the said Dag 4334 Larger Property.
3. The facts about the death of the said Abdul Bari Midda, Abdul Hamid Midda, Amena Bibi, Abdul Mujit Midda and Anowar Ali Midda are stated above and their respective heirs inherited and became entitled to their respective part or shares of and in the Dag 4331 Larger Property and Dag 4334 Larger Property.
4. By a **Deed of Partition** dated **21st June, 2013** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 6, Pages 2324 to 2350 **Being No. 01998 for the year 2013** the said **Abdul Gafar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi** were allotted of ALL THAT the said **Dag 4331 Larger Property** and the said **Dag 4334 Larger Property**.
5. By Sale Deed dated **11th September, 2013** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. 1, Volume No. 08, Pages 4812 to 4848 **Being No. 02765 for the year 2013** Abdul Gafar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum, Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajgar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi, for the consideration therein mentioned, sold to **Greentouch Projects Ltd, Greentouch Tours and Travels Pvt Ltd, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private**


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

Limited, Sumit Grih Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited All That entire **58 Satak** more or less in the said **Dag No. 4334 Larger Property**, absolutely and forever.

6. By Sale Deed dated **26th June, 2014** and registered with the Additional District Sub-Registrar Bidhannagar, in Book No. I, Volume No. 06, Pages 7743 to 7786 **Being No. 01782 for the year 2014** Abdul Gafar Midda alias Abdul Gaffer Midda, Abdul Ajiz Midda alias Abdul Azit Midda, Abdul Wazed Midda alias Abdul Oajed Midda, Rabia Bibi alias Rabiya Bibi alias Rakia Bibi, Jamila Khatun alias Jamila Molla alias Jamila Bibi, Rahima Bibi Mondal alias Rahima Bibi alias Rahima Khatun, Rabia Bibi alias Mosa Rabia Begum (since deceased) Abdul Razzak Midda, Md. Ishak Midda alias Asha Haque Midda alias Ashahaque Midda, Ansar Midda, Ajar Midda, Rajiya Molla alias Raziya Bibi, Sufiya Bibi alias Sufia Bibi, Firoja Begum alias Riroja Begum, Tanujan Bibi, Khodaja Bibi Midda, Arif Midda, Sarifuddin Midda alias Sarifuddin Midda, Amir Ali Midda, Tajmira Bibi, Ajmira Bibi, for the consideration therein mentioned, sold to **Greentouch Projects Ltd, Greentouch Tours and Travels Pvt Ltd, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private Limited, Sumit Griha Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited** All That entire **18 Satak** more or less in the said **Dag No. 4331 Larger Property**, absolutely and forever.
7. By the said Sale Deed dated **08th June, 2017** and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. 1, Volume No. 1904-2017, Pages 200340 to 200415 **Being No. 190405614 for the year 2017** the said Greentouch Projects Limited, Greentouch Tours and Travels Private Limited, Greentouch Trading Private Limited, Esteem Financial Consultants Private Limited, Greentouch Financial Consultants Private Limited, Greentouch Educational Services Private Limited, Greentouch Computech Private Limited, Greentouch Entertainment Private Limited, for the consideration therein mentioned, sold to **Sushil Kumar Jhunjunwala, Smt. Kiran Jhunjunwala, Raunak Jhunjunwala, Saurabh Jhunjunwala, Sushil Kumar Jhunjunwala (H.U.F.), Archita Jhunjunwala and Raunak Properties Private Limited** their entire portion containing an area of **9 Satak** more or less out of and in the said **Dag No. 4331** and their entire portion containing an area of **29 Satak** more or less out of and in the said **Dag No. 4334** absolutely and forever.


Sanjukta Ray

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

8. By the said Sale Deed dated **25th October, 2017** and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. I, Volume No. 1904-2017, Pages 405980 to 406028 **Being No. 190410687 for the year 2017** the said Star Abasan Private Limited, Punit Abasan Private Limited, Yash Akriti Nirman Private Limited, Sumit Grih Nirman Private Limited, Mukul Shelter Private Limited, Rohit Infracon Private Limited, Param Realcon Private Limited, Kalpataru Infracon Private Limited, for the consideration therein mentioned, sold jointly their undivided respective shares **to Raunak Properties Private Limited** All Those their **entire portion** containing an area of **9 Satak** more or less out of and in the said **Dag No. 4331** and their **entire portion** containing an area of **29 Satak** more or less out of and in the said **Dag No. 4334** absolutely and forever.
 9. The name of Raunak Properties Private Limited was recorded in the L.R. Records of Rights under L.R. Khatian Nos. 22758.
 10. The said **Raunak Properties Private Limited** owning as aforesaid lands intends to **include 8 Satak portion on the northern side of the said Dag No. 4331 in the Subject Property and 3 Satak portion on the north-eastern side of the said Dag No. 4334 in the Subject Property.**
- XIII. Dag No. 4314 - Total Area in Dag 19 Sataks, Subject Area -10.135 Sataks and Dag No. 4316 - Total Area in Dag 61 Sataks, Subject Area - 45.75 Sataks.**
1. One Haran Mondal alias Haran Ali Mondal was the sole and absolute owner of one-half of the pieces and parcels of land out of and in the said R.S. Dag Nos. 4314 and 4316.
 2. The said Haran Mondal alias Haran Ali Mondal died intestate him surviving his three sons Fakir Mondal, Harmat Ali Mondal, Chattar Ali Mondal and four daughters Sabiron Bibi alias Chhamiran Bibi, Aharjan Bibi, Momena Bibi and Rabijan Bibi as his only heirs and legal representatives who upon his death inherited and became the owners of his entire part or share of and in the said Dag Nos. 4314 and 4316.
 3. The said Harmat Ali Mondal died intestate leaving him surviving his wife Amina Bibi, two sons Ayef Ali Mondal, Sukur Ali Mondal and two daughters Sobratan Bibi and Rabia Bibi as his only heirs and legal representatives who upon his death inherited and became the owners of his entire part or share of and in the said Dag Nos. 4314 and 4316.
 4. The said Chattar Ali Mondal died intestate leaving him surviving his wife Golenur Bibi, two sons Asmath Mondal, Kismath Mondal and two daughters Hasina Bibi and Chayeria Bibi as his only heirs and legal representatives who upon his death inherited and became the owners of his entire part or share of and in the said Dag Nos. 4314 and 4316.

Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

5. By a **Sale Deed dated 07th May, 2008** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 6, Pages 4740 to 4753 **Being No. 05972 for the year 2008** the said Golenur Bibi, Kismath Mondal and Hasina Bibi for the consideration therein mentioned sold to the said **Babulal Verma** All Those their **entire portions** out of and in the said **Dag Nos. 4314 and 4316** absolutely and forever.
6. By a Sale Deed dated **24th March, 2009** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 2, Pages 7778 to 7788 **Being No. 01900 for the year 2009** the said Asmath Mondal and Chayeria Bibi alias Sahebabanu Bibi for the consideration therein mentioned sold to the said **Babulal Verma** All Those their **entire portions** out of and in the said Dag Nos. 4314 and 4316 absolutely and forever.
7. By Sale Deed dated **13th June, 2013** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 31, Pages 1862 to 1883 **Being No. 08564 for the year 2013** the said Chhamiran Bibi and Aharjan Bibi for the consideration therein mentioned sold to the said **Ramesh Verma** All That portion measuring **5 Sataks** more or less out of and in the said **Dag No. 4316** absolutely and forever.
8. By Sale Deed dated **13th June, 2013** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 31, Pages 1884 to 1905 **Being No. 08565 for the year 2013** the said Chhamiran Bibi and Aharjan Bibi for the consideration therein mentioned sold to the said **Babulal Verma** All Those their **entire portion** out of and in the said **Dag No. 4314** and their remaining **entire portion** out of and in the said **Dag No. 4316** absolutely and forever.
9. By Sale Deed dated **24th August, 2015** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2015, Pages 22798 to 22839 **Being No. 150202476 for the year 2015** Fakir Mondal, Ayef Ali Mondal, Sukur Ali Mondal, Sobratan Bibi, Rabia Bibi and Amina Bibi for the consideration therein mentioned sold to **Raj Kumar Verma** All That **one-third** out of their parts or shares out of and in the said **Dag Nos. 4314 and 4316** absolutely and forever.
10. By Sale Deed dated **24th August, 2015** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2015, Pages 22840 to 22875 **Being No. 150202477 for the year 2015** Fakir Ali Mondal, Ayef Ali Mondal, Sukur Ali Mondal, Sobratan Bibi, Rabia Bibi and Amina Bibi for the consideration therein mentioned sold to **Kiran Verma** All That **one-third** out of their parts or shares out of and in the said **Dag Nos. 4314 and 4316**, absolutely and forever.


Sd/-

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandl Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

11. By Sale Deed dated **24th August, 2015** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2015, Pages 22876 to 22912 **Being No. 150202478 for the year 2015** Fakir Ali Mondal, Ayef Ali Mondal, Sukur Ali Mondal, Sobratan Bibi, Rabia Bibi and Amina Bibi for the consideration therein mentioned sold to **Karan Verma** All That **one-third** out of their parts or shares out of and in the said **Dag Nos. 4314 and 4316**, absolutely and forever.
12. By Sale Deed dated **16th September, 2016** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas, in Book No. I, Volume No. 1502-2016, Pages 79683 to 79710 **Being No. 150203191 for the year 2016** the said Rabijan Bibi and Momena Bibi for the consideration therein mentioned sold to the said **Babulal Verma** All Those their entire parts or shares out of and in the said **Dag Nos. 4314 and 4316**, absolutely and forever.
13. By Sale Deed dated **19th September, 2008** and registered with the District Sub-Registrar- II Barasat, in Book No. I, Volume No. 8, Pages 7519 to 7534 **Being No. 06865 for the year 2008** one Sankar Chakraborty, Pradip Chakraborty and Sudip Chakraborty for the consideration therein mentioned sold to the said **Babulal Verma** All Those portion measuring **2.375 Sataks** more or less out of and in the said **Dag No. 4314** and portion measuring **7.625 Sataks** more or less out of and in the said **Dag No. 4316** absolutely and forever.
14. By Sale Deed dated **09th June, 1975** registered with the Sub-Registrar Cossipore Dum Dum, District North 24 Parganas in Book No. I, Volume No. 102, Pages 87 to 91 **Being No. 5657 for the year 1975** one Gobinda Kumar Chakraborty for the consideration therein mentioned sold to one **Sunil Chakraborty** ALL THOSE portion measuring **02 Sataks** more or less out of and in the said **Dag No. 4314** property and portion measuring **08 Sataks** more or less out of and in the said **Dag No. 4316** property absolutely and forever.
15. By Sale Deed dated **13th January, 1992** registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas in Book No. I, Volume No. 5, Pages 143 to 148 **Being No. 241 for the year 1992** the said Sunil Chakraborty for the consideration therein mentioned sold to one **Md. Ashraf Ali Mondal** ALL THOSE his **entire portion** or share out of and in the said **Dag Nos. 4314 and 4316** absolutely and forever.
16. By Sale Deed dated **18th February, 2009** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas in Book No. I, Volume No. 2, Pages 5768 to 5778 **Being No. 01751 for the year 2009** the said Md. Ashraf Ali Mondal for the consideration therein mentioned sold to the said



SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

- Babulal Verma** All THOSE his **entire portion** or share out of and in the said **Dag Nos. 4314 and 4316** absolutely and forever.
17. By Sale Deed dated **19th November, 2010** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas in Book No. I, Volume No. 45, Pages 4558 to 4575 **Being No. 13209 for the year 2010** the said Md. Ashraf Ali Mondal for the consideration therein mentioned sold to **Manisha Verma** ALL THOSE portion measuring **04 Sataks** more or less out of and in the said **Dag No. 4314** and portion measuring **03 Sataks** more or less out of and in the said **Dag No. 4316** absolutely and forever.
18. By Sale Deed dated **03rd November, 2015** and registered with the District Sub-Registrar- II Barasat, North 24 Parganas in Book No. I, Volume No. 1502-2015, Pages 39850 to 39872 **Being No. 150203153 for the year 2015** one Sushil Kumar Chakraborty for the consideration therein mentioned sold to **Kamal Verma** All THOSE portion measuring **01 Satak** more or less out of and in the said **Dag No. 4314** property and **SECONDLY** portion measuring **02 Sataks** more or less out of and in the said **Dag No. 4316** property absolutely and forever.
19. By Sale Deed dated **10th July, 2019** and registered with the Additional Registrar of Assurances- IV, Kolkata, in Book No. I, Volume No. 1904-2019, Pages 326413 to 326438 **Being No. 190406831 for the year 2019** one Mitali Bhattacharjee for the consideration therein mentioned sold to **Megha Verma** All Those portion measuring **1 Satak** more or less out of and in the said **Dag No. 4314** property and portion measuring **2.30 Satak** in the said **Dag No. 4316** property absolutely and forever.
20. By a **Deed of Gift** dated **10th November, 2022** and registered with Additional District Sub-Registrar Bidhannagar, (Salt Lake City), District North 24 Parganas in Book No. I, Volume No. 1504-2022, Pages 192812 to 192832 **Being No. 04694 for the year 2022**, the said Rajkumar Verma granted conveyed and transferred, by way of gift, to **Megha Verma** All Those **FIRSTLY** portion measuring **0.65 Sataks** more or less out of and in the said **Dag No. 4314** property and portion measuring **1 Satak** more or less out of and in the **Dag 4316** property absolutely and forever.
21. By Sale Deed dated **06th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33671 to 33694 **Being No. 150400819 for the year 2023** the said Kiran Verma for the consideration therein mentioned sold to **Ms. Radha Rani Jena** All Those her entire portion measuring **3.17 Sataks** more or less out of and in the said **Dag No. 4314** property and portion measuring **1.16 Sataks** in the said **Dag No. 4316** property absolutely and forever.


Sanjukta Ray
Adv.

SANJUKTA RAY
ADVOCATE.

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandī Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

22. By Sale Deed dated **06th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33695 to 33718 **Being No. 150400820 for the year 2023** the said Karan Verma for the consideration therein mentioned sold to the said **Radha Rani Jena** All Those her entire portion measuring **3.17 Sataks** more or less out of and in the said **Dag No. 4314** property and portion measuring **1.16 Sataks** in the said **Dag No. 4316** property absolutely and forever.
23. By Sale Deed dated **06th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33743 to 33766 **Being No. 150400821 for the year 2023** the said Megha Verma for the consideration therein mentioned sold to the said **Radha Rani Jena** All Those her **entire portion** or share out of and in the said **Dag Nos. 4314 and 4316** absolutely and forever.
24. By Sale Deed dated **06th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33767 to 33790 **Being No. 150400822 for the year 2023** the said Kamal Verma for the consideration therein mentioned sold to the said **Radha Rani Jena** All Those his **entire portion** or share out of and in the said **Dag Nos. 4314 and 4316** absolutely and forever.
25. By Sale Deed dated **06th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 33791 to 33814 **Being No. 150400823 for the year 2023** the said Rajkumar Verma for the consideration therein mentioned sold to the said **Radha Rani Jena** All That his **entire remaining portion** out of and in the said **Dag No. 4314**, absolutely and forever.
26. By Sale Deed dated **10th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 34337 to 34360 **Being No. 150400841 for the year 2023** the said Rajkumar Verma for the consideration therein mentioned sold to the said **Radha Rani Jena** All That his **entire remaining portion** out of and in the said **Dag No. 4316**, absolutely and forever.
27. By Sale Deed dated **10th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 34361 to 34384 **Being No. 150400842 for the year 2023** the said Karan Verma for the consideration therein mentioned sold to the said **Radha Rani Jena** All That his **entire remaining portion** out of and in the said **Dag No. 4316**, absolutely and forever.

Sanjukta Ray
Adv.

28. By Sale Deed dated **10th April, 2023** and registered with the Additional District Sub-Registrar Bidhannagar, District North 24 Parganas, in Book No. I, Volume No. 1504-2023, Pages 34385 to 34408 **Being No. 150400843 for the year 2023** the said Kiran Verma for the consideration therein mentioned sold to the said **Radha Rani Jena** All That her **entire remaining portion** out of and in the said **Dag No. 4316** property, absolutely and forever.
29. On the intestate death of the said Babulal Verma as aforesaid, Ramesh Verma and Suresh Verma became entitled to his entire portion in the said Dag Nos. 4314 and 4316 absolutely. The names of the said Ramesh Verma, Manisha Verma, Suresh Verma and Raj Kumar Verma, Karan Verma, Kiran Verma and Kamal Verma were recorded in the L.R. Records of Rights under L.R. Khatian Nos. 7585, 24264, 6514, 21299, 21300, 21301 and 21881.
30. The said **Ramesh Verma, Manisha Verma, Suresh Verma and Radha Rani Jena intend to include 10.135 Satak portion on the eastern side of the said Dag No. 4314 in the Subject Property and 45.75 Satak portion on the eastern side of the said Dag No. 4316 in the Subject Property.**

Opinion:

I have caused necessary searches in respect of **ALL THAT** messuages tenements hereditaments and premises together with the pieces and parcels of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of **3.2240 acre or 322.40 Sataks/Decimals** more or less situate lying at and comprising of **entire L.R. Dag Nos. 4317, 4318, 4319 and 4332** and divided and **demarcated portions of L.R. Dag Nos. 3459, 4320, 4322, 4325, 4326, 4327, 4328, 4331, 4334, 4314 and 4316** all in Mouza Gopalpur, J.L. No. 2 and being **Holding No. AS/526/05/04**, Street/Lane : Gopalpur under Bidhannagar Municipal Corporation, District : 24 Parganas North.

From the available records from the searches made in the Registry Offices being Additional Registrar of Assurances - [ARA-I (2019-2025), ARA-II (2013-2025), ARA-III (2019-2025), ARA-IV (2015-2025)] Kolkata, Dist. Sub Registrar-II, Barasat, North 24 Parganas (2013-2025), Additional District Sub-Registrar Bidhannagar (2013-2025)], I have found several entries from the searches made in the above registry offices, details of which are given in a separate sheet attached herewith.

I have further inspected all the deeds [56 in number(approx.)] and as per the entries found from the various searches and after verifying the said 56 deeds my findings are as follows:


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001

The Owners are the owners of pieces and parcels of lands being the Respective Properties altogether forming the Schedule Property having an area of **3.2240 acre** or **322.40 Sataks** more or less situate lying at and comprising of **entire L.R. Dag Nos. 4317, 4318, 4319 and 4332** and **divided and demarcated portions of L.R. Dag Nos. 3459, 4320, 4322, 4325, 4326, 4327, 4328, 4331, 4334, 4314 and 4316** all in Mouza Gopalpur, J.L. No. 2 and being **Holding No. AS/526/05/04**, Street/Lane : Gopalpur under Bidhannagar Municipal Corporation. The facts about the Owners deriving title to the respective portions of the Schedule Property are stated in the paragraphs hereinbefore.

The Schedule Property has been amalgamated into one holding as a single premises with the appropriate authority and has thereafter been mutated in the records of the concerned Municipality /Panchayat, B.L.& L.R.O., and other appropriate authorities in the name of the Owners.

The owners have entered into a Development Agreement cum Power of Attorney with the Developer **SHR CONSTRUCTION LLP**, having its Registered Office at P-829/A, Lake Town, Block - A, Police Station and Post Office Lake Town, Kolkata 700089, constituted by its Designated Partners **SRI SUSHIL KUMAR JHUNJHUNWALA** and **SRI OM PRAKASH JHUNJHUNWALA** which has been registered in the Office of the Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.1, Volume No. 1904-2025, Page No: 679525 to 679659. **Deed No: 190416117 for the year 2025** on 08/11/2025 in supersession of those development agreements executed by and between the parties with the Developer earlier and the Owners have appointed the Developer to erect construct and complete multistoried building thereon as per sanction plan.

That the Owners herein have granted in favour of the Developer and/or the Developer's nominated persons being namely (1) Mr. Omprakash Jhunjunwala and (2) Mr. Sushil Kumar Jhunjunwala both are sons of Late Kishorilal Jhunjunwala or such other person as may be nominated from time to time all necessary powers and authorities to effectuate and implement the Development Agreement.

That the Owners have agreed to provide the Respective Properties constituting the Schedule Property exclusively for the purpose of the Project and have appointed the Developer for the Project and have granted to the Developer the Subject Property with the exclusive rights and authority to develop or cause to be developed the Schedule Property as Building Complex and to Transfer the Transferable Areas with sharing of Realizations and to be entitled to the Developer's Allocation and other rights of the Developer.

The Owners have applied for conversion of their respective portions of the Schedule Property into purposes commensurate with the proposed development


Adv.

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata - 700001.

thereof under Section 4C of the West Bengal Land Reforms Act, 1955 and also under any other law and/or from any other appropriate authorities.

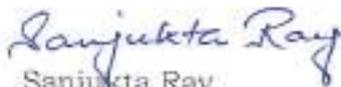
I have found several entries in respect of the schedule property comprising of 15 L.R. Dag numbers in the searches made at the Registry Offices being Additional Registrar of Assurances - [ARA-I (2019-2025), ARA-II (2013-2025), ARA-III (2019-2025), ARA-IV (2015-2025)] Kolkata, Dist. Sub Registrar-II, Barasat, North 24 Parganas (2013-2025), Additional District Sub-Registrar Bidhannagar (2013-2025)], which matches with the chain deed as per chain of Title enumerated hereinabove.

I have found the entry of the Development Agreement Being No. **Deed No: 190416117 for the year 2025** in the search at the Office of the ARA-IV (2015-2025).

On the basis of the searches made and the copies of documents produced before me and the available records, I hereby certify that the abovementioned said property in the names of **the First Owners, Second Owners, Third Owner and Fourth Owner** are as such free from all sorts of encumbrances, charges, liabilities, liens, lispendences of any kind whatsoever and the said property is clear, free and marketable. The Deeds by which the owners have acquired the property are valid and genuine.

Following Receipts are enclosed:

Search Receipts from Additional Registrar of Assurances - [ARA-I (2019-2025), ARA-II (2013-2025), ARA-III (2019-2025), ARA-IV (2015-2025)] Kolkata, Dist. Sub Registrar-II, Barasat, North 24 Parganas (2013-2025), Additional District Sub-Registrar Bidhannagar (2013-2025)].


Sanjukta Ray
Advocate.

Dated: 25.11.25.

Encl: As above.