



S.K.LATH & CO.

ADVOCATES

6A, Kiran Sankar Roy Road, 2nd Floor

Kolkata - 700001, Phone 40056209

E-mail: advocates@sklathco.com

PAN No. AAVF56658P

www.sklathco.com

Partners:

Naveen Lath

Kapil Lath

Dated: 11.11.2024

To,

DJSS REALITY PRIVATE LIMITED,

Kolkata,

TITLE SEARCH REPORT

SUB: - ALL THAT the piece and parcel of Bastu land containing by measurement an area of **6 Bighas 12 Cottahs 06 Chittacks 42 Sq.ft.** equivalent to **218.514 decimals** be the same a little more or less, comprised in L.R. Dag Nos. **879 (P), 968 (P), 971 (P), 972, 973 (P), 974 (P), and 976 (P)** in Mouza **Hatishala, J.L.No.09,** within the local limits of Beonta II No. Gram Panchayet, P.O. Hatishala, P.S. Hatishala (Previously known as Kolkata Leather Complex), Pin-700135, District 24 Parganas South (the said Property).

- i. R.S. and L.R. Dag No.879 (P) (59.47 Decimals out of 1.45 Acre)
- ii. R.S. and L.R. Dag No.968 (P) (04.00 Decimals out of 0.59 Acre)
- iii. R.S. and L.R. Dag No. 971 (P) (26.06 Decimals out of 0.38 Acre)
- iv. R.S. and L.R. Dag No. 972 (12 Decimals out of 0.12 Acre)
- v. R.S. and L.R. Dag No.973 (P) (84.49 Decimals out of 1.79 Acre)
- vi. R.S. and L.R. Dag No. 974 (P) (04.28 Decimals out of 1.6 Acre)
- vii. R.S. and L.R. Dag No. 976 (P) (28.214 Decimals out of 0.91 Acre)

R.S. AND L.R. DAG NO.879

PRESENT OWNERS OF R.S. & L.R DAG NO. 879 (59.47 Decimals out of 1.45 Acre):

1. **ESRAT SANPUI** son of late Ichhahak Sanpui @ Ishaque Sanpui and resident of Mouza Hatishala, District South 24 Parganas.
2. **SAIDA MIDDE** daughter of late Ichhahak Sanpui @ Ishaque Sanpui and resident of Mouza Hatishala, District South 24 Parganas
3. **RAHILA BIBI** daughter of late Ichhahak Sanpui @ Ishaque Sanpui and resident of Mouza Hatishala, District South 24 Parganas





4. **PANCHMAHAL CONCLAVE PRIVATE LIMITED**, (U70102WB2014PTC204194), a Company having its registered Office at VILL: HATISALA KLC KOLKATA Parganas South WB 743425
5. **AYEP ALI MIDDE** son of late Chholeman Midde and resident of Mouza Hatishala, District South 24 Parganas.
6. **RAHILA BIBI** daughter of late Khalil Molla and resident of Mouza Hatishala, District South 24 Parganas
7. **SAMBIT BASU**, son of Late Sabyasachi Basu, residing at Samannoy Park, P.S. Maheshtala, P.O. Joteshibrampur, District South 24 Paraganas, West Bengal-700141
8. **AMIT GHOSH**, son of Mr. Tapan Ghosh, residing at Khuriberia, P.S. & P.O. Bishnupur, District South 24 Paraganas, West Bengal-743503
9. **ARPINA KHATOON**, daughter of late Kutubuddin Sanpui and resident of Mouza Hatishala, District South 24 Parganas,
10. **SAHARJAN BIBI**, wife of late Sakoat Ali Molla and resident of Mouza Hatishala, District South 24 Parganas,
11. **NAZARUL MOLLA**, son of late Sakoat Ali Molla and resident of Mouza Hatishala, District South 24 Parganas,
12. **NURNABI MOLLA**, son of late Sakoat Ali Molla and resident of Mouza Hatishala, District South 24 Parganas,
13. **SAJIDA BIBI**, daughter of late Sakoat Ali Molla and resident of Mouza Hatishala, District South 24 Parganas,
14. **SHAYERA BIBI**, daughter of late Sakoat Ali Molla and resident of Mouza Hatishala, District South 24 Parganas,
15. **MANOWARA KHATOON**, daughter of late Sobartan Bibi and resident of Mouza Hatishala, District South 24 Parganas,
16. **MD. ISHAK MALLICK**, son of late Golam Charowar Mallick and resident of Mouza Hatishala, District South 24 Parganas,
17. **MD. ISMAIL MALLICK**, son of late Golam Charowar Mallick and resident of Mouza Hatishala, District South 24 Parganas,

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO. 879; -

1. R.S. Parcha of R.S. Dag No. 879
2. R.S. Parcha in the names of Ser Ali Molla, Sakoat Ali Molla, Taleb Ali Molla and Tukuja Bibi in R.S. dag No. 879.
3. R.S. Parcha in the name of Golefannechia (Golehar) alias Goljan Bibi in R.S. dag No. 879.
4. Photocopy of Farayeznama of Late Tukuja Bibi dated 06th November 2018.





5. Warrision Certificate of Late Sakont Molla dated 28th February 2013, issued by Beonta No. II Gram Panchayat.
6. Farayeznama of Late Ser Ali Molla dated 06th November 2018.
7. Warrision Certificate of Late Khalil Molla.
8. Warrision Certificate of Late Dukhe Midde.
9. Warrision Certificate of Late Ichaque Sanpui.
10. Warrision Certificate of Late Kasem Molla.
11. Warrision Certificate of Late Abdur Rough Molla. Warrision Certificate of Late Golam Charowar Mallick dated 28th April 2012, issued by Rajarhat Gopalpur Municipality.
12. Warrision Certificate of Late Sobartan Bibi dated 07th October 2020, issued by Biddhannagr Municipal Corporation.
13. Warrision Certificate of Late Golefannecha (Golehar) alias Goljan Bibi, issued by Beonta No. II Gram Panchayat.
14. Warrision Certificate of Late Sukur Ali Sanpui, issued by Beonta No. II Gram Panchayat.
15. Warrision Certificate of Late Rafique Sanpui dated 08th October 2015, issued by Beonta No. II Gram Panchayat.
16. Warrision Certificate of Late Kutubuddin Sanpui, dated 24th June 2021, issued by Beonta No. II Gram Panchayat.
17. Deed of Conveyance dated 04th July 1962, recorded in Book No. I, being Deed No. 07577 for the year 1962, and duly registered at the Office of Sub-Registrar, Bhangar.
18. Deed of conveyance, recorded in Book No. I, Volume No. 100, Pages from 285 to 287, being No. 10681 for the year 1966 and duly registered at the Office of S.R. Bhangar.
19. Deed of conveyance, recorded in Book No. I, Volume No. 63, Pages from 29 to 31 being No. 5483 for the year 1968 and duly registered at the Office of S.R. Bhangar.
20. Deed of Conveyance dated 04th June 1977, recorded in Book No. I, Volume No. 46, Pages from 23 to 28, Deed being No. 8534 for the year 1977 and duly registered at the Office of S.R. Bhangar.
21. Deed of Conveyance dated 04th June 1977, recorded in Book No. I, Volume No. 46, Pages from 29 to 33, Deed being No. 8535 for the year 1977 and duly registered at the Office of S.R. Bhangar.
22. Deed of Conveyance, recorded in Book No. I, Volume No. 109, Pages from 104 to 112, being No. 3108 for the year 1977 and duly registered at the office of D.R. Alipore.
23. Deed of Conveyance, recorded in Book No. I, Volume No. 181, Pages from 141 to 1489, being Deed No. 07677 for the year 1983 and duly registered at the Office of Sub-Registrar, Bhangar.
24. Deed of Conveyance dated 17th November, 1993, Deed being No. 06990 for the year 1993 and duly registered at the Office of Bhangar, South 24 Parganas.





25. Deed of Exchange, recorded in Book No. I, being No. 2109 for the year 1996, and duly registered at the office of _____ (Not Provided).
26. General Power of Attorney dated 11th March 2014, recorded in Book No. IV, ed Volume No. I, Pages from 1989 to 2005, being No. 00188 for the year 2014 and duly registered at the Office of D.S.R – III, South 24 Parganas.
27. Deed of Conveyance dated 14th January 2015, recorded in Book No. I, CD Volume No. I, Pages from 8513 to 8536, Deed No. 00489 for the year 2015 and duly registered at the Office of D.S.R. III, South 24 Parganas.
28. General Power of Attorney dated 30th January 2015, recorded in Book No. IV, CD Volume No. I, pages from 274 to 286, being No. 00017 for the year 2015, and duly registered at the Office of A.D.S.R. Bhargar.
29. General Power of Attorney dated 24th April, 2015, recorded in Book No. I, CD Volume No. I, Pages from 1317 to 1344, being no. 00080 for the year 2015, and duly registered at the office of A.D.S.R. Bhargar.
30. Deed of Conveyance dated 04th May 2015, recorded in Book No. I, Volume No. 07, Pages from 3489 to 3514, being Deed No. 02482 for the year 2015 and duly registered at the Office of A.D.S.R. Bhargar.
31. Deed of Conveyance dated 04th May, 2015, recorded in Book No. I, Volume No. 07, Pages from 3401 to 3446, being Deed No. 02484 for the year 2015 and duly registered at the Office of A.D.S.R. Bhargar.
32. General Power of Attorney dated 22nd May 2015, Book No. IV, Volume No. 1621-2015, Pages from 134 to 149, being No. 00101 for the year 2015 and duly resitered at the Office of A.D.S.R. Bhargar
33. General Power of Attorney dated 22nd May 2015, recorded in Book No. I, Volume No. 1621-2015, Pages from 111 to 133, being No. 00100 for the year 2015 and duly registered at the Office of A.D.S.R Bhargar
34. Deed of Conveyance dated 1st June 2015, recorded in Book No. I, Volume No. 1603-2015, Pages from 33854 to 33883, being Deed No. 04446 for the year 2015 and duly registered at the Office of D.S.R. III South 24 Parganas.
35. Deed of Conveyance dated 1st June, 2015, recorded in Book No. I, Volume No. 1603-2015, Pages from 26145 to 26191, being Deed No. 04448 for the year 2015 at the Office of D.S.R. III South 24 Parganas.
36. Deed of Conveyance dated 23rd September 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 85780 to 85817, being Deed No. 02983 for the year 2016, at the Office of D.S.R – V South 24 Parganas
37. General Power of Attorney dated 18th February, 2022, recorded in Book No. I, Volume No. 1621-2022, Pages from 54559 to 54601, being Deed No. 01837 for the year 2022 and duly registered at the Office of A.D.S.R. Bhargar.
38. General Power of Attorney dated 20th September, 2022, recorded in Book No. IV, being Deed No. 08957 for the year 2022 and duly registered at the Office of A.D.S.R. Bhargar.





39. Deed of Conveyance dated 23rd September 2022, recorded in Book No. 1, Volume No. 1630-2022, Pages from 170495 to 170518, being Deed No. 04684 for the year 2022 and duly registered at the Office of D.S.R. – V South 24 Parganas.
40. Deed of Conveyance dated 06th November 2023, recorded in Book No. 1, Volume No. 1630-2023, Pages from 97792 to 97811, being Deed No. 03449 for the year 2023 and duly registered at the Office of D.S.R.-V South 24-Parganas.
41. Deed of Conveyance dated 16th January 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 2828 to 2873, being Deed No. 00145 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas.
42. Deed of Conveyance dated 17th January 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 2618 to 2637, being Deed No. 00136 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas.
43. Deed of Conveyance dated 24th January 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 4763 to 4781, being Deed No. 00224 for the year 2024 and duly registered at the Office of D.S.R.-V South 24-Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO. 879 (59.47 Decimals out of 1.45 Acre)

DEVOLUTION OF ADURI BIBI, SUFIYA BIBI, RAHILA BIBI, SHUKLAL BIBI AND SAYERA BIBI

WHEREAS at all material times and intents as per the Records of Right under the Revisional Settlement, one Aduri Bibi (2.18 decimals) wife of Esrat Sanpui, Sufiya Bibi (3.05 decimals) daughter of Esrat Sanpui, Rahila Bibi (3.05 decimals) wife of Saburuddin, Shuklal Bibi (3.05 decimals) wife of Nur Mohammad Laskar and Sayera Bibi (3.04 decimals) wife of Abdar Rahaman were the absolute joint owners of land area admeasuring 14.37 decimals out of 145 decimals be the same a little more or less, comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 879 under R.S. Khatian No. 245, P.S. Bhangar in the District of South 24 Parganas.

AND WHEREAS by dint of a Deed of Conveyance, recorded in Book No. 1, Volume No. 109, Pages from 104 to 112, being No. 3108 for the year 1977 and duly registered at the office of D.R. Alipore, said Aduri Bibi, Sufiya Bibi, Rahila Bibi, Shuklal Bibi and Sayera Bibi jointly sold conveyed and transferred **ALL** **THAT** piece and parcel of land measuring an area of about 145 decimals (*instead of their actual share i.e. 14.37 decimals*) be the same a little more or less, comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 879, under R.S. Khatian No. 245, P.S. Bhangar in the District of South 24 Parganas unto and in favour of Ishaque Sanpui @ Ishaque Sanpui and Dukhe Midde, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said Dukhe Midde while being seized possessed entitled and otherwise of the aforesaid undivided $\frac{1}{2}$ share in the land as sole and absolute owner, died intestate leaving behind him surviving his widow namely Rahila Bibi (0.898 decimal). Four sons namely Motaleb Midde (0.967 decimal), Malek



Midde (0.967 decimal), Khalek Midde (0.967 decimal) and Sujit Midde (0.967 decimal) and Five daughters namely Jayatannechhha Bibi (0.4836 decimal), Khayeran Bibi (0.4836 decimal), Tahiran Bibi (0.4836 decimal), Machiran Bibi (0.4836 decimal) and Achhiran Bibi (0.4836 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Exchange, recorded in Book No. I, being No. 2109 for the year 1996, and duly registered at the office of _____ (Not Provided) made between Rahila Bibi, Jayatannechhha Bibi, Khayeran Bibi, Machiran Bibi, Achhiran Bibi, Motaleb Midde, Malek Midde, Khalek Midde and Sujit Midde of the one part and one Fakir Ali Midde of the second part, wherein the said Rahila Bibi, Jayatannechhha Bibi, Khayeran Bibi, Machiran Bibi, Achhiran Bibi, Motaleb Midde, Malek Midde, Khalek Midde and Sujit Midde exchanged their aforesaid inherited share in land i.e., 7.185 decimals (*Instead of their actual inherited share i.e. 6.7014 decimals*) comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 879, P.S. Bhangar in the District of South 24 Parganas, in favour of Fakir Ali Midde, for the terms and conditions mentioned therein.

AND WHEREAS said Fakir Midde granted a General Power of Attorney dated 30th January 2015, recorded in Book No. IV, CD Volume No. 1, pages from 274 to 286, being No. 00017 for the year 2015, and duly registered at the Office of A.D.S.R. Bhangar appointed one Bholanath Gayen for ALL THAT piece and parcel of land measuring an area of about 9.10 decimals in R.S. Dag No. 879, under R.S. Khatian No. 245 comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas (*instead of his actual share i.e. 6.7014 decimals*) for doing various acts and things interalia.

AND WHEREAS by virtue of Deed of Conveyance dated 04th May 2015, recorded in Book No. I, Volume No. 07, Pages from 3489 to 3514, being Deed No. 02482 for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, said Fakir Midde (*being represented by his constituted attorney namely Bholanath Gayen*) sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of 7.15 decimals (*Instead of his actual share i.e. 6.7014 decimals*) in R.S. Dag No. 879, under R.S. Khatian No. 245 comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by SWAPNABHUMI REALTORS PVT. LTD.

AND WHEREAS said Ichhahak Sanpui @ Ishaque Sanpui while being seized possessed entitled and/or otherwise of his undivided $\frac{1}{2}$ share in the land i.e., 7.185 decimal died intestate leaving behind him surviving his Two widows namely Fatema Sanpui (0.45 decimal) and Ahilal Bibi (0.449 decimal), Four sons namely Esrat Sanpui (0.898 decimal), Basarat Sanpui (0.898 decimal), Hamid Ali Sanpui (0.898 decimal) and Abdulla Sanpui (0.9 decimal) and Six daughters namely Salima Bibi (0.449 decimal), Saida Midde (0.449 decimal), Rahila Bibi (0.449 decimal), Asura Bibi (0.449 decimal), Chhayma Bibi





(0.449 decimal), and Moslima Bibi (0.45 decimal) as his legal heirs and successors as per the Mohammedan Law. Be it noted herein that one daughter of Late Ichhahak Sanpui @ Ishaque Sanpui namely Chaida Bibi has prelate him.

AND WHEREAS said Ahilal Bibi wife of Late Ichhahak Sanpui @ Ishaque Sanpui while being seized possessed entitled and/or otherwise of her inherited share in the land died intestate leaving behind her surviving Four sons namely Esrat Sanpui (0.064 decimal), Basarat Sanpui (0.064 decimal), Hamid Ali Sanpui (0.064 decimal) and Abdulla Sanpui (0.064 decimal) and Six daughters namely Salima Bibi (0.032 decimal), Saida Midde (0.032 decimal), Rahila Bibi (0.032 decimal), Asura Bibi (0.032 decimal), Chhayma Bibi (0.032 decimal) and Moslima Bibi (0.032 decimal) as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Esrat Sanpui, Basarat Sanpui, Hamid Ali Sanpui, Abdulla Sanpui, Fatema Sanpui, Saida Midde, Rahila Bibi, Asura Bibi, Chhayma Bibi, Moslima Bibi and Salima Bibi granted a General Power of Attorney dated 24th April, 2015, recorded in Book No. 1, CD Volume No. 1, Pages from 1317 to 1344, being no. 00080 for the year 2015, and duly registered at the office of A.D.S.R. Bhangar, appointed one Bholanath Gayen, for ALL THAT piece and parcel of land measuring an area of about 7 decimals out of 7.185 decimals, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of Deed of Conveyance dated 04th May, 2015, recorded in Book No. 1, Volume No. 07, Pages from 3401 to 3446, being Deed No. 02484 for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, said Esrat Sanpui, Basarat Sanpui, Hamid Ali Sanpui, Abdulla Sanpui, Fatema Sanpui, Saida Midde, Rahila Bibi, Asura Bibi, Chhayma Bibi, Moslima Bibi and Salima Bibi (being represented by his constituted attorney namely Bholanath Gayen) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 07 decimals out of 7.185 decimals in R.S. Dag No. 879, under R.S. Khatian No. 245, comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of PANCHMAHAL CONCLAVE PVT. LTD, for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by SWAPNABHUMI REALTORS PVT. LTD.

AND WHEREAS by virtue of Deed of Conveyance dated 06th November 2023, recorded in Book No. 1, Volume No. 1630-2023, Pages from 97792 to 97811, being Deed No. 03449 for the year 2023 and duly registered at the Office of D.S.R.-V South 24-Parganas, said Tahiran Bibi sold conveyed and transferred an area of 0.553 decimal (instead of her actual share 0.4836 decimal) in R.S. Dag No. 879 under R.S. Khatian Nos. 244 & 245, L.R. Khatian Nos. 1471, 1473, 1474 & 1475, comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of AMIT GHOSH, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of Deed of Conveyance dated 05th January, 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 2047 to 2072, being Deed No. 00069 for the year 2024 and duly





registered at the Office of D.S.R.-V South 24-Parganas, said Basarat Sanpui, Hamid Ali Sanpui, Abdulla Sanpui, Fatema Sanpui, Asura Bibi, Chhayma Bibi, Mostima Bibi and Salima Bibi sold conveyed and transferred an area of 0.13875 decimals out of 0.185 decimals in R.S. Dag No. 879 under R.S. Khatian No. 245, L.R. Khatian No. 1518, comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **SAMBIT BASU**, for the consideration and on the terms and conditions therein mentioned. In such event, an area of 0.04625 decimal still remains unsold with Esrat Sanpui, Saida Midde and Rahila Bibi.

DEVOLUTION OF AYEP ALI MIDDE AND LAYEP ALI MIDDE

WHEREAS at all material times and intents as per the records of the Revisional Settlement one **SER ALI MOLLA (34.79 decimals)** and **SAKOAT MOLLA (10.56 decimals)** were the absolute joint owners of **ALL THAT** piece and parcel of land measuring an area of about **45.35 decimals** comprised in Mouza Hatishala, J.L. No. 9, R.S. Dag No. 879 under R.S. Khatian No. 245, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas.

AND WHEREAS by virtue of a Deed of conveyance, recorded in Book No. 1, Volume No. 100, Pages from 285 to 287, being No. **10681 for the year 1966** and duly registered at the Office of S.R. Bhangar, said **Ser Ali Molla and Sakoat Molla** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **41 decimals out of 45.35 decimals**, comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 879, under R.S. Khatian No. 245, P.S. Bhangar in the District 24 Parganas, unto and in favour of **Abdul Latif Gharami**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of conveyance, recorded in Book No. 1, Volume No. 63, Pages from 29 to 31 being No. **5483 for the year 1968** and duly registered at the Office of S.R. Bhangar, said **Abdul Latif Gharami** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **41 decimals** comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 879, under R.S. Khatian No. 245, P.S. Bhangar in the District 24 Parganas unto and in favour of **Chholeman Midde**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Sale Deed dated 04th June 1977, recorded in Book No. 1, Volume No. 46, Pages from 23 to 28, Deed being No. **8534 for the year 1977** and duly registered at the Office of S.R. Bhangar, said **Chholeman Midde** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **20.50 decimals out of 41 decimals** comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 879, under R.S. Khatian No. 245, P.S. Bhangar in the District 24 Parganas, unto and in favour of **Layep Ali Midde**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Sale Deed dated 04th June 1977, recorded in Book No. 1, Volume No. 46, Pages from 29 to 33, Deed being No. **8535 for the year 1977** and duly registered at the Office of S.R.





Bhangar, said **Chholeman Midde** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **20.50 decimals** comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to **R.S. Dag No. 879**, under **R.S. Khatian No. 245**, P.S. Bhangar in the District 24 Parganas unto and in favour of **Ayep Ali Midde**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS the said of **Layep Ali Midde and Ayep Ali Midde** by virtue of a Deed of Conveyance dated 17th November, 1993, Deed being No. **06990 for the year 1993** and duly registered at the Office of Bangar, South 24 Parganas, jointly purchased **ALL THAT** piece and parcel of land measuring an area of about **2.5 Decimals** be the same a little more or less comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to **R.S. Dag No. 879**, under **R.S. Khatian No. 245**, P.S. Bhangar in the District South 24 Parganas, from one **Madar Baks Molla**, for the consideration and on the terms and conditions therein mentioned

AND WHEREAS said **Ayep Ali Midde** granted a General Power of Attorney dated 11th March 2014, recorded in Book No. IV, cd Volume No. 1, Pages from 1989 to 2005, being No. **00188 for the year 2014** and duly registered at the Office of D.S.R -III, South 24 Parganas, for **ALL THAT** piece and parcel of land measuring an area of about **17.89 decimals** out of **21.75 decimals** comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to **R.S. Dag No. 879**, under **R.S. Khatian No. 245**, P.S. Bhangar in the District South 24 Parganas, appointed one **Bholanath Gayen**. for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Ayep Ali Midde** granted a General Power of Attorney dated 22nd May 2015, Book No. IV, Volume No. 1621-2015, Pages from 134 to 149, being No. **00101 for the year 2015** and duly resitered at the Office of A.D.S.R. Bhangar appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **4.07 decimal** (*Instead of his actual reamianing share i.e. 3.36 decimals*) comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to **R.S. Dag No. 879**, under **R.S. Khatian No. 245**, P.S. Bhangar in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of Deed of Conveyance dated 14th January 2015, recorded in Book No. I, CD Volume No. 1, Pages from 8513 to 8536, Deed No. **00489 for the year 2015** and duly registered at the Office of D.S.R. III, South 24 Parganas, said **Ayep Ali Midde** (*being represented by his constituted attorney namely Bholanath Gayen*) sold conveyed and transferred an area of **17.89 decimals** out of **21.75 decimals**, **R.S. Dag No. 879** under **R.S. Khatian No. 245** comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD**, for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by **SWAPNABHUMI REALTORS PVT. LTD.**

AND WHEREAS by virtue of Deed of Conveyance dated 1st June 2015, recorded in Book No. I, Volume No. 1603-2015, Pages from 33854 to 33883, being Deed No. **04446 for the year 2015** and duly registered





at the Office of D.S.R. III South 24 Parganas, said Ayep Ali Midde (*being represented by his constituted attorney namely Bholanath Gayen*) sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **4.07 decimals** (*instead of his actual remaining share i.e. 3.86 decimals*) comprised in C.S. Dag No. 828 appertaining to R.S. Dag No. 879 under R.S. Khatian No. 245 comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by **SWAPNABHUMI REALTORS PVT. LTD.**

AND WHEREAS said Layep Ali Midde while being seized possessed entitled and/or otherwise of his aforesaid purchased properties i.e., **21.75 decimals** died intestate leaving behind him surviving his widow **Anichha Bibi @ Rasida Bibi (2.718 decimals)** and Four sons namely **Rased Midde (4.7578 decimals)**, **Saheb Ali Midde (4.7578 decimals)**, **Esrail Midde (4.7578 decimals)** and **Year Mohammad (4.7578 decimals)** as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said **Anichha Bibi @ Rasida Bibi, Rased Midde, Saheb Ali Midde, Esrail Midde and Year Mohammad** jointly granted a General Power of Attorney dated 22nd May 2015, recorded in Book No. 1, Volume No. 1621-2015, Pages from 111 to 133, being No. 00100 for the year 2015 and duly registered at the Office of A.D.S.R Bhangar, appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **21.96 decimals** (*instead of their actual inherited share 21.75 decimals*) comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 879, under R.S. Khatian No. 245, P.S. Bhangar in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of Deed of Conveyance dated 1st June, 2015, recorded in Book No. 1, Volume No. 1603-2015, Pages from 26145 to 26191, being Deed No. 04448 for the year 2015 at the Office of D.S.R. III South 24 Parganas, said **Anichha Bibi @ Rasida Bibi, Rased Midde, Saheb Ali Midde, Esrail Midde and Year Mohammad** (*being represented by his constituted attorney namely Bholanath Gayen*) jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **21.96 decimals** (*instead of their actual inherited share 21.75 decimals*) in R.S. Dag No. 879 under R.S. Khatian No. 245 comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD** for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by **SWAPNABHUMI REALTORS PVT. LTD.**

DEVOLUTION OF SER ALI MOLLA

WHEREAS at all material times and intents as per the records of the Revisional Settlement one **TALEB ALI (10.56 decimals)** and **TUKUJAN BIBI (6.03 decimals)** were the absolute joint owners of **ALL THAT** piece and parcel of land measuring an area of about **16.59 decimals** comprised in Mouza Hatishala,





J.L. No. 9, R.S. Dag No. 879, under R.S. Khatian No. 245, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas

AND WHEREAS pursuant to the transaction as per the Deed of Conveyance being no. 10681 for the year 1966, the said Ser Ali Molla and Sakoat Ali Molla were the owners of the remaining ALL THAT piece and parcel of land measuring an area of about 4.35 decimals comprised in Mouza Hatishala, J.L. No. 9, R.S. Dag No. 879 under R.S. Khatian No. 245, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas

AND WHEREAS said Tukuja Bibi while being seized possessed entitled and otherwise of the above mentioned land died intestate leaving behind surviving her three sons namely SER ALI MOLLA (1.5075 decimals), SAKOAT ALI MOLLA (1.5075 decimals) and TALEB ALI MOLLA (1.5075 decimals) and two daughters namely ROOPJAN BIBI (0.754 decimal) and SARIFAN BIBI (0.754 decimal) as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Sakoat Ali Molla while being seized possessed entitled and otherwise of the abovementioned Recorded and Inherited share in the land i.e. 3.6825 decimals died intestate leaving behind him surviving his widow namely SAHARJAN BIBI (0.4603 decimals), Two sons namely NAZARUL MOLLA (1.0714 decimals) & NURNABI MOLLA (1.0714 decimal) and Two Daughters namely SAJIDA BIBI (0.5357 decimal) and SHAYERA BIBI (0.5357 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Ser Ali Molla while being seized possessed entitled and otherwise of the abovementioned Recorded and Inherited share in the land i.e. 3.6825 decimals died intestate leaving behind him surviving his widow namely JAYTANNECHA BIBI (0.460 decimal), One daughter namely NURHUDA BEGUM (1.61125 decimals) and one brother namely TALEB ALI MOLLA (1.61125 decimals) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Conveyance dated 04th July 1962, recorded in Book No. 1, being Deed No. 07577 for the year 1962, and duly registered at the Office of Sub-Registrar, Bhangar, said TALEB ALI MOLLA sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 16 decimals (Instead of his actual inherited & recorded share i.e. 13.7 decimals) comprised in Mouza Hatishala, appertaining to R.S. Dag No. 879, under R.S. Khatian No. 245, under P.S. Bhangore, in the District of 24-Parganas, unto and in favour of GOLAM CHAROAR MALLICK for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance, recorded in Book No. 1, Volume No. 181, Pages from 141 to 1489, being Deed No. 07677 for the year 1983 and duly registered at the Office of Sub-Registrar, Bhangar, said JAYTANNECHA BIBI AND NURHUDA BEGUM jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 12 decimals (Instead of their actual inherited share i.e. 2.07125 decimals), comprised in Mouza Hatishala, appertaining to R.S. Dag





No. 879, under R.S. Khatian No. 245, under P.S. Bhagore, in the District of 24-Parganas, unto and in favour of **KHALIL MOLLA** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said **GOLAM CHAROAR MALLICK** while being seized possessed entitled and otherwise of the aforesaid purchased land as sole and absolute owner died intestate on 7th March 1984, leaving behind him surviving his, two sons namely **MD. ISHAK MALLICK** (5.48 decimals) & **MD. ISMAIL MALLICK** (5.48 decimals) and one daughter namely **SOBRATAN BIBI** (2.74 decimals) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said **KHALIL MOLLA** while being seized possessed entitled and otherwise of the aforesaid purchased land as sole and absolute owner died intestate leaving behind him surviving his widow namely **LATIFANNECHA BIBI** (0.258 decimal), one son namely **ABDUR RAUGH MOLLA** (0.6044 decimal) and Four daughters namely **RAHILA BIBI** (0.3022 decimal), **RAJIYA BIBI** (0.3022 decimal), **MANJUARA BIBI** (0.3022 decimal) and **SANJUARA BIBI** (0.3022 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Conveyance dated 23rd September 2016, recorded in Book No. 1, Volume No. 1630-2016, Pages from 85780 to 85817, being Deed No. 02983 for the year 2016, at the Office of D.S.R. – V South 24 Parganas, said **LATIFANNECHA BIBI, RAHILA BIBI, RAJIYA BIBI, MANJUARA BIBI AND SANJUARA BIBI** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **2.33 decimals** (*instead of their actual inherited share i.e. 1.4677 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 879, under R.S. Khatian No. 245, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** The Sale was confirmed by **Bholanath Gayen**.

AND WHEREAS said **SOBARTAN BIBI** while seized possessed entitled and otherwise of her inherited share in the land died intestate on 18th February 2019, leaving behind surviving her five sons namely **MD. SUKUR ALI** (0.4566 decimal), **MD. SABIR** (0.4566 decimal), **MD. SAKIR** (0.4566 decimal), **SAMIR MAHAMMAD** (0.4566 decimal) & **SIS MAHAMMAD** (0.4566 decimal) and Two daughters namely **JAHANARA BEGUM** (0.228 decimal) and **MANOWARA KHATUN** (0.228 decimal) as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said **ABDUR RAUGH MOLLA** while seized possessed entitled and otherwise of his inherited share in the land died intestate leaving behind him surviving his widow namely **NAYANTARA KHATUN** (0.0755 decimal) and Two daughters namely **HAZRATI RUMAIYA** (0.26445 decimal) and **HAZRATI MUZAIYA (Minor)** (0.26445 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said **MD. SUKUR ALI, MD. SABIR, MD. SAKIR, SAMIR MAHAMMAD, SIS MAHAMMAD & JAHANARA BEGUM** jointly granted a General Power of Attorney dated 18th February, 2022, recorded in Book No. 1, Volume No. 1621-2022, Pages from 54559 to 54601, being Deed





No. 01837 for the year 2022 and duly registered at the Office of A.D.S.R. Bhangar appointed one **SAMBIT BASU**, for doing various acts and things interalia to sell and transfer their share in the land measuring an area of about **3.2 decimal** *(Instead of their actual inherited share i.e. 2.512 decimals)*.

AND WHEREAS said **HAZRATI RUMAIYA** granted a General Power of Attorney dated 20th September, 2022, recorded in Book No. IV, being Deed No. 08957 for the year 2022 and duly registered at the Office of A.D.S.R. Bhangar appointed her mother **Nayantara Khatun**, for doing various acts and things interalia to sell and transfer her share in the land measuring an area of about **0.45 decimal** *(Instead of her actual inherited share i.e. 0.26445 decimals)*.

AND WHEREAS by virtue of a Deed of Conveyance dated 23rd September 2022, recorded in Book No. I, Volume No. 1630-2022, Pages from 170495 to 170518, being Deed No. 04684 for the year 2022 and duly registered at the Office of D.S.R. – V South 24 Parganas, said **NAYANTARA KHATUN**, **HAZRATI RUMAIYA** *(being represented by her constituted attorney namely Nayantara Khatun)* and **HAZRATI MUZAIYA (MINOR)** *(being represented by her natural guardian i.e., her mother namely Nayantara Khatun)* jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about of **0.96 decimal** *(Instead of their actual inherited share i.e. 0.6044 decimal)* comprised in Mouza Hatishala, J.L. No. 9, appertaining to **R.S. & L.R. Dag No. 879**, under R.S. Khatian No. 245, P.S. Bhangore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** *However no Court Permission was obtained towards sale of minor's share.*

AND WHEREAS by virtue of a Deed of Conveyance dated 17th January 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 2618 to 2637, being Deed No. 00136 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas, said **MD. SUKUR ALI**, **MD. SABIR**, **MD. SAKIR**, **SAMIR MAHJAMMAD**, **SIS MAHJAMMAD & JAHANARA BEGUM** *(being represented by their constituted attorney namely Sambit Basu)* jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about of **3.2 decimals** *(Instead of their actual inherited share i.e. 2.512 decimals)* comprised in Mouza Hatishala, J.L. No. 9, appertaining to **R.S. & L.R. Dag No. 879**, under R.S. Khatian No. 245, L.R. Khatian No. 1257, P.S. Bhangore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of **AMIT GHOSH**, for the consideration and on the terms and conditions mentioned therein. *However an area of 0.228 decimals is still remaining with Manowara Khatun.*

DEVOLUTION OF GOLEFANNECHA (GOLEHAR) alias GOLJAN BIBI:-

WHEREAS at all material times and intents as per the records of the Revisional Settlement one **GOLEFANNECHA (GOLEHAR)** alias **GOLJAN BIBI** (8.52 decimals) was the absolute recorded owner of **ALL THAT** piece and parcel of land measuring an area of about **8.52 decimals** comprised in Mouza Hatishala, J.L. No. 9, **R.S. Dag No. 879** under R.S. Khatian No. 245, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas





AND WHEREAS said GOLFANNECHA (GOLEHAR) alias GOLJAN BIBI while being seized possessed entitled and otherwise of the above mentioned land died intestate leaving behind surviving her one son namely SUKUR ALI SANPUI (5.68 decimals) and one daughter namely NOORJAHAN BIBI (2.84 decimal) as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said SUKUR ALI SANPUI while being seized possessed entitled and otherwise of the abovementioned Inherited share in the land i.e. 5.68 decimals died intestate leaving behind him surviving his five sons namely RAFIQUE SANPUI (0.874 decimals), NASEEB SANPUI (0.874 decimals), PIYRUDDIN SANPUI (0.874 decimals), KUTUBBUDIN SANPUI (0.874 decimals) & KAMALUDDIN SANPUI (0.874 decimal) and three Daughters namely SARIFANECCHA BIBI (0.437 decimal), NEHARUN BIBI (0.437 decimal) and SAHARUN BIBI (0.437 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said RAFIQUE SANPUI while being seized possessed entitled and otherwise of the abovementioned Inherited share in the land i.e. 0.874 decimals died intestate leaving behind him surviving his widow ANJUARA BIBI (0.109 decimal), two sons namely EJAJ SANPUI (0.17 decimals) & AZHAR UDDIN SANPUI (0.17 decimal) and five Daughters namely RUNA BIBI (0.085 decimal), RUKSANA BIBI (0.085 decimal), TAMANNA BIBI (0.085 decimal), REJINA BIBI (0.085 decimal) and NARGIS BIBI (0.085 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said KUTUBBUDIN SANPUI while being seized possessed entitled and otherwise of the abovementioned Inherited share in the land i.e. 0.874 decimals died intestate leaving behind him surviving his widow AJMIRA BIBI (0.109 decimal), one son namely ANISUR RAHAMAN SANPUI (0.255 decimal) and four Daughters namely RAKIJA BIBI (0.1275 decimal), ARPINA KHATUN (0.1275 decimal), MAHIMA KHATUN (0.1275 decimal) and SUMAIYA PARVIN (0.1275 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Conveyance dated 16th January 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 2838 to 2873, being Deed No. 00145 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas, said NOORJAHAN BIBI, ANJUARA BIBI, EJAJ SANPUI, AZHAR UDDIN SANPUI, RUNA BIBI, RUKSANA BIBI, TAMANNA BIBI, REJINA BIBI, NARGIS BIBI, NASEEB SANPUI, PIYRUDDIN SANPUI, AJMIRA BIBI, RAKIJA BIBI, MAHIMA KHATUN, SUMAIYA PARVIN (Minor), ANISUR RAHAMAN SANPUI (Minor), (both the minors are being represented by their natural guardian Ajmira Bibi) KAMALUDDIN SANPUI, SARIFANECCHA BIBI, NEHARUN BIBI, SAHARUN BIBI, jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about of 8.52 decimals (Instead of their actual inherited share i.e. 8.395 decimals) comprised in Mouza Hattishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 879, under R.S. Khatian No. 245, L.R. Khatian No. 1468, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of SAMBIT BASU, For the consideration and on the terms and conditions mentioned therein. The Sale was confirmed by Md. Mosiur





Rahaman. However an area of 0.1275 decimals is still remaining with Arpina Khatun, However no Court Permission was obtained towards sale of minor's share.

AND WHEREAS by virtue of Deed of Conveyance dated 17th January 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 2659 to 2679, being Deed No. 00137 for the year 2024 and duly registered at the Office of D.S.R.-V South 24-Parganas, said PANCHMAHAL CONCLAVE PVT. LTD sold conveyed and transferred an area of 11.68 decimals out of 59.2735 decimals in R.S. Dag No. 879 under R.S. Khatian No. 245, L.R. Khatian Nos. 1473, 1474, 1475, 1476, 1477 & 1478 comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhargar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of Deed of Conveyance dated 19th January 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 4600 to 4623, being Deed No. 00176 for the year 2024 and duly registered at the Office of D.S.R.-V South 24-Parganas, said PANCHMAHAL CONCLAVE PVT. LTD sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 25.89 decimals out of 47.5935 decimals in R.S. Dag No. 879 under R.S. Khatian No. 245, L.R. Khatian Nos. 3492, 1467 & 1524 comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhargar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of AMIT GHOSH, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of Deed of Conveyance dated 24th January 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 4763 to 4781, being Deed No. 00224 for the year 2024 and duly registered at the Office of D.S.R.-V South 24-Parganas, said PANCHMAHAL CONCLAVE PVT. LTD sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 10.18 decimals out of 21.7035 decimals in R.S. Dag No. 879 under R.S. Khatian No. 245, L.R. Khatian No. 1467, comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhargar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned. In such event, an area of 11.5235 decimals still remains unsold with PANCHMAHAL CONCLAVE PVT. LTD.

SL. No.	PRESENT OWNERS OF R.S. AND L.R DAG NO.879(P)	LAND AREA OWNED (IN DECIMALS)	LAND AREA MUTATED (IN DECIMALS)	L.R. KHATIAN NUMBER
1.	PANCHMAHAL CONCLAVE PRIVATE LIMITED	11.5235		
2.	ESRAT SANPUI, SAIDA MIDDE AND RAHILA BIBI,	0.04625		
3.	AYEP ALI MIDDE	1.25		
4.	AMIT GHOSH	28.8856	30	3919
5.	SAMBIT BASU	30.39375	34.50	4135,4149
6.	ARPINA KHATOON	0.1275		



7.	SAHARJAN BIBI, NAZARUL MOLLA, NURNABI MOLLA, SAJIDA BIBI AND SHAYARA BIBI	3.6825		
8.	MANOWARA KHATOON	0.2278		
9.	MD. ISHAK MALLICK AND MD. ISMAIL MALLICK	10.936	5	1256
TOTAL		87.4711		

OBSERVATIONS:-

- Be it noted herein that vide Deed of Conveyance being No. 00145 for the year 2024, the share of SUMAIYA PARVIN (Minor), ANISUR RAHAMAN SANPUI (Minor) i.e., 0.3875 decimal was sold to Mr. Sambit Basu without obtaining prior permission from the Ld. Court.
- In the absence of few pages, pending Verification of missing pages of Deed of Conveyance dated 04th July 1962, recorded in Book No. I, being no. 07577 for the year 1962, and duly registered at the office of S.R. Bhargar.
- Pending verification of the rectified Farayeznama of Late Ser Ali Molla as the name of his widow i.e. Jayatannecha Bibi is not mentioned in the one provided to us.
- The said ESRAT SANPUI, SAIDA MIDDE AND RAHILA BIBI, AYEP ALI MIDDE, ARPINA KHATOON, SAHARJAN BIBI, NAZARUL MOLLA, NURNABI MOLLA, SAJIBA BIBI AND SHAYARA BIBI, MANOWARA KHATOON, MD. ISHAK MALLICK AND MD. ISMAIL MALLICK are still the owners of their respective undivided shares of land in the recited Dag as mentioned herein above and we have not noticed sale of any kind of demarcated areas in the recited title deeds herein above, the question of undivided ownership amongst the aforesaid owners shall always remain in full force and binding upon the aforesaid owners and anyone transferring any demarcated interests of their undivided shares in the said plot may result in matter of dispute and litigation.

OPINION:

PURSUANT TO perusing and examining the recited title deeds and documents, **AND FURTHER PURSUANT TO** searching carried out in the recited offices, departments, courts **AND SUBJECT TO** our recited observations herein before in this report, the title of the said PANCHMAHAL CONCLAVE PRIVATE LIMITED, AMIT GHOSH, SAMBIT BASU, ESRAT SANPUI, SAIDA MIDDE AND RAHILA BIBI, AYEP ALI MIDDE, ARPINA KHATOON, SAHARJAN BIBI, NAZARUL MOLLA, NURNABI MOLLA, SAJIBA BIBI AND SHAYARA BIBI, MANOWARA KHATOON, MD. ISHAK MALLICK AND MD. ISMAIL MALLICK upon an area of 87.4711 decimals (Part dag), **appears to be clear and marketable, each having undivided shares or interests therein.**

The Devolution mentioned in the Principal Report shall stand substituted with the devolution, observations and opinion hereinabove mentioned.



Red Flags:

1. *Sale of minors share i.e. 0.64695 decimals without Court Permissions.*
2. *No demarcated ownership between the present owners.*

R.S. AND L.R. DAG NO.968

PRESENT OWNERS OF R.S. & L.R DAG NO. 968 (P) (04.00 Decimals out of 0.59 Acre):

1. **BIDYUT KUMAR BAYEN**, son of Rabindra Nath Bayen and resident of Village Krolberia, P.S. KLC (Now Hathishala), P.O. Beonta, District South 24 Parganas, PIN-743502.
2. **SAMBIT BASU**, son of Late Sabyasachi Basu, residing at Samannoy Park, P.S. Mahestala, P.O. Joteshibrampur, District South 24 Paraganas, West Bengal-700141
3. **AMIT GHOSH**, son of Mr. Tapan Ghosh, residing at Khuriberia, P.S. & P.O. Bishnupur, District South 24 Paraganas, West Bengal-743503
4. **PIYARUDDIN SANPUI**, son of Sukur Ali Sanpui and resident of Mouza Hatishala, District South 24 Parganas.
5. **ABDUL JALIL MOLLA**, son of Late Ismail Molla and resident of Mouza Hatishala, District South 24 Parganas.
6. **ABDUL HAKIM MOLLA**, son of Late Ismail Molla and resident of Mouza Hatishala, District South 24 Parganas.
7. **FIROZA BIBI**, daughter of Late Ismail Molla and resident of Mouza Hatishala, District South 24 Parganas.
8. **MINARA BIBI**, daughter of Late Ismail Molla and resident of Mouza Hatishala, District South 24 Parganas.
9. **HACHINA BIBI**, daughter of Late Ismail Molla and resident of Mouza Hatishala, District South 24 Parganas.
10. **SAHARA BIBI**, daughter of Late Ismail Molla and resident of Mouza Hatishala, District South 24 Parganas.
11. **SALEHA MOLLA**, wife of Late Ismail Molla and resident of Mouza Hatishala, District South 24 Parganas.
12. **AMIRAN BIBI**, wife of Late Esarat Molla and resident of Mouza Hatishala, District South 24 Parganas.
13. **ESRAT SANPUI**, son of Late Ichhahak Sanpui @ Ishaque Sanpui and resident of Mouza Hatishala, District South 24 Parganas.
14. **SAIDA MIDDE**, daughter of Late Ichhahak Sanpui @ Ishaque Sanpui and resident of Mouza Hatishala, District South 24 Parganas.
15. **RAHILA BIBI**, daughter of Late Ichhahak Sanpui @ Ishaque Sanpui and resident of Mouza Hatishala, District South 24 Parganas.





16. KUTUBUDDIN SANPUL, son of Late Hayatan Bibi and resident of Mouza Hatishala, District South 24 Parganas.

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO. 968(P):-

1. R.S. Parcha of Dag No. 968
2. Warrison Certificate of Suklal Bibi.
3. Warrison Certificate of Samsumesa Bibi.
4. Warrison Certificate of Hayatan Bibi.
5. Warrison Certificate of Chhayara Bibi.
6. Warrison Certificate of Dukhe Midde.
7. Deed of Exchange, recorded in Book No. I, Being No. 02109 for the year 1996 and duly registered at the Office of _____ (Not Provided).
8. Deed of Conveyance recorded in Book No. I, Volume No. 109, Pages from 104 to 112, being Deed being No. 03108 for the year 1977 and duly registered at the office of D.R. Alipore.
9. Deed of Conveyance dated 25th February, 2004, and registered vide Deed being No. 01340 for the year 2004, and duly registered at the Office of ADSR Bhangore.
10. General Power of Attorney dated 28th December, 2011 recorded in Book No. IV, CD Volume No.1, Pages from 2674 to 2692, being No. 00217 for the year 2011 and duly registered at the Office of ADSR Bhangar
11. General Power of Attorney dated 19th April, 2012 recorded in Book No. IV, C.D. Volume No. 1, Pages from 1149 to 1164, vide being No. 00088 for the year 2012 and duly registered at the Office of ADSR Bhangar
12. Deed of Conveyance dated 09th May 2012, recorded in Book No. I, CD Volume No. 09, Pages from 2240 to 2256, being Deed No. 03953 for the year 2012, and duly registered at the Office of D.S.R. – III, South 24 Parganas
13. Deed of Conveyance dated 29th August, 2012 recorded in Book No. I, CD Volume No. 16, Pages from 11181 to 11199, being Deed No. 08044 for the year 2012, and duly registered at the Office of D.S.R. – III South 24 Parganas.
14. Deed of Conveyance dated 09th May 2012 recorded in Book No. I, CD Volume No. 09, Pages from 2435 to 2453, being Deed No. 03951 for the year 2012, at the Office of D.S.R. – III South 24 Parganas.
15. General Power of Attorney dated 30th January 2015, recorded in Book No. IV, CD Volume No. 1, pages from 274 to 286, being No. 00017 for the year 2015, and duly registered at the Office of A.D.S.R. Bhangar
16. General Power of Attorney dated 10th August 2021, recorded in Book No. I, Volume No. 1621-2021, Pages from 128265 to 128293, being Deed No. 04050 for the year 2021 and duly registered at the Office of A.D.S.R. Bhangar





17. General Power of Attorney dated 28th August 2021, recorded in Book No. I, Volume No. 1621-2021, Pages from 144529 to 144567, being Deed No. 04646 for the year 2021 and duly registered at the Office of A.D.S.R. Bhargar
18. General Power of Attorney dated 29th December 2023, recorded in Book No. I, Volume No. 1904-2024, Pages from 45 to 67, being Deed No. 18531 for the year 2023 and duly registered at the office of A.R.A.-IV Kolkata.
19. Deed of Conveyance dated 05th January, 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 2047 to 2072, being Deed No. 00069 for the year 2024 and duly registered at the Office of D.S.R.-V South 24-Parganas.
20. Deed of Conveyance dated 17th January 2024, recorded in Book No. I, Volume No. 1621-2024, Pages from 19950 to 19986, being Deed No. 00564 for the year 2024 and duly registered at the office of A.D.S.R.-Bhangore
21. Deed of Sale dated 07th March 2024, recorded in Book No. I, Volume No. 1604-2024, Pages from 79130 to 79154, being Deed No. 02676 for the year 2024 and duly registered at the office of D.S.R.-IV South 24-Parganas.
22. Deed of Conveyance dated 05th November 2024, recorded in Book No. I, Volume No. 1621-2024, Pages from 267021 to 267045, being Deed No. 10664 for the year 2024 and duly registered at the office of A.D.S.R.-Bhangore
23. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1156 in the name of Ichhahak Sanpui @ Ishaque Sanpui issued by B.L. & L.R.O, Bhargar, South 24 Parganas.
24. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1200 in the name of Islam Molla issued by B.L. & L.R.O. Bhargar, South 24 Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO. 968(P) (04.00 Decimals out of 0.59 Acre)

WHEREAS at all material times and intent as per Record of Rights one Ismail Molla (1.9 decimals), Islam Molla (1.9 decimals), Aduri Bibi (1.58 decimals), Amiran Bibi (1.58 decimals), Sufiya Bibi alias Chupiya Bibi (0.95 decimal), Rahila Bibi (0.95 decimal), Sayera Bibi alias Chhayara Bibi (0.95 decimal), Hayutan Bibi (0.95 decimal), Fatehma Bibi alias Fatejan Bibi Molla (0.95 decimal) and Suklal Bibi (0.95 decimal) were the absolute joint owners of land area admeasuring 12.66 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 968 under P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas.

AND WHEREAS by virtue of a Deed of Conveyance recorded in Book No. I, Volume No. 109, Pages from 104 to 112, being Deed being No. 3108 for the year 1977 and duly registered at the office of D.R. Alipore said Aduri Bibi, Sufiya Bibi alias Chupiya Bibi, Rahila Bibi, Shuklal Bibi and Sayera Bibi alias Chhayara Bibi jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring about 38 decimals (instead of their actual share i.e. 5.38 decimals) be the same a little more or less, comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 968, P.S.





Bhangar in the District of South 24 Parganas unto and in favour of Ichhahak Sanpui @ Ishaque Sanpui and Dukkhe Midde, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said Ichhahak Sanpui @ Ishaque Sanpui while seized possessed and entitled his undivided $\frac{1}{2}$ share of land i.e, 2.69 decimals died intestate leaving behind him surviving his Two widows namely Fatema Sanpui (0.168 decimal) and Ahilal Bibi (0.168 decimal), Four sons namely Esrat Sanpui (0.336 decimal), Basarat Sanpui (0.336 decimal), Hamid Ali Sanpui (0.336 decimal) and Abdulla Sanpui (0.336 decimal) and Six daughters namely Salima Bibi (0.168 decimal), Saida Midde (0.168 decimal), Rahila Bibi (0.168 decimal), Asura Bibi (0.168 decimal), Chhayma Bibi (0.168 decimal), and Moslima Bibi (0.168 decimal) as his legal heirs and successors as per the Mohammedan Law Be it noted herein that one daughter of Late Ichhahak Sanpui @ Ishaque Sanpui namely Chaida Bibi has prelate him.

AND WHEREAS said Ahilal Bibi wife of Late Ichhahak Sanpui @ Ishaque Sanpui also died intestate leaving behind her surviving Four sons namely Esrat Sanpui (0.024 decimal), Basarat Sanpui (0.024 decimal), Hamid Ali Sanpui (0.024 decimal) and Abdulla Sanpui (0.024 decimal) and Six daughters namely Salima Bibi (0.012 decimal), Saida Midde (0.012 decimal), Rahila Bibi (0.012 decimal), Asura Bibi (0.012 decimal), Chhayma Bibi (0.012 decimal) and Moslima Bibi (0.012 decimal) as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Dukkhe Midde while seized possessed and entitled his undivided $\frac{1}{2}$ share of land i.e, 2.69 decimals died intestate leaving behind him surviving his widow namely Rahila Bibi (0.336 decimal), Four sons namely Motaleb Midde (0.362 decimal), Malek Midde (0.362 decimal), Khalek Midde (0.362 decimal) and Mujit Midde (0.362 decimal) and Five daughters namely Machiran Bibi (0.1810 decimal), Achiran Bibi (0.1810 decimal), Khaytan Bibi (0.1810 decimal), Jaytan Bibi (0.1810 decimal), and Tachiran Bibi (0.1810 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Islam Molla while seized possessed entitled and/or otherwise of the aforementioned land died intestate leaving behind surviving his widow namely Khuyernnecha Bibi (0.2375 decimals), Three sons namely Kurban Ali Molla (0.3694 decimal), Chidik Molla (0.3694 decimal) and Mujjafar Molla (0.3694 decimal) and three daughter namely Machura Bibi (0.1847 decimal), Nihirannechha Bibi (0.1847 decimal) and Marjina Bibi (0.1847 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Suklal Bibi died intestate leaving behind surviving her Two sons namely Anowar Sarkar and Rowasanali Sarkar and One daughter namely Samsumnesa Bibi as her legal heirs and successors as per the Mohammedan Law.





AND WHEREAS said Ismail Molla while seized possessed entitled and/or otherwise of the aforementioned land died intestate leaving behind surviving his widow namely Saleha Bibi (0.2375 decimals), Two sons namely Abdul Jalil Molla (0.4156 decimal), and Abdul Hakim Molla (0.4156 decimal) and Four daughters namely Firoza Bibi (0.2078 decimal), Minara Bibi (0.2078 decimal) and Hachina Bibi (0.2078 decimal) and Sahara Bibi (0.2078 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Samsurnesa Bibi died intestate leaving behind surviving her husband namely Jiad Ali @ Jiyad Ali, Five sons namely Saifuddin Ali, Sahabuddin Ali, Najimuddin Ali, Sk. Salimuddin Ali and Sirajuddin Ali And One daughter namely Sakila Bibi as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Chhayara Bibi died intestate leaving behind surviving her Three sons namely Lokman Kazi, Mahabur Rahaman Kazi and Mafidul Kazi and Five daughters namely Khusida Sekh, Khadija Bibi, Masura Bibi, Mafuja Kazi, Asura Rahaman Bibi as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Hayatna Bibi while seized possessed entitled and/or otherwise of the aforementioned land died intestate leaving behind surviving her husband namely Sukur Ali Sanpui (0.2375 decimal) Six sons namely Kamal Uddin Sanpui (0.095 decimal), Rafik Sanpui (0.095 decimal), Nasib Sanpui (0.095 decimal), Kutubuddin Sanpui (0.095 decimal), Lal Babu Sanpui (0.095 decimal) and Piyaaruddin Sanpui (0.095 decimal) and Three daughters namely Sarifannessa Bibi (0.0475 decimal), Neharun Bibi (0.0475 decimal) and Saharun Bibi Molla (0.0475 decimal) as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Exchange, recorded in Book No. I, Being No. 02109 for the year 1996 and duly registered at the Office of _____ (Not Provided), made between Rahila Bibi, Motaleb Midde, Malek Midde, Khalek Midde, Mujit Midde, Machiran Bibi, Achiran Bibi, Khaytan Bibi, Jaytan Bibi, Tachiran Bibi of the one part and Fakir Midde of the second part, wherein the said Rahila Bibi, Jayatannechha Bibi, Khayeran Bibi, Machiran Bibi, Achhiran Bibi, Motaleb Midde, Malek Midde, Khalek Midde and Sujit Midde exchanged their aforesaid inherited share in land i.e., 21 decimals (*instead of actual inherited share 2.69 decimals*) comprised in Mouza Hatishala, J.L. No. 9, Touzi No. 2999 appertaining to R.S. Dag No. 968, P.S. Bhargar in the District of South 24 Parganas, in favour of Fakir Ali Midde, for the terms and conditions mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance dated 25th February, 2004, and registered vide Deed being No. 01340 for the year 2004, and duly registered at the Office of ADSR Bhargore, said Khayernnecha Bibi, Kurban Ali Molla, Chidik Molla, Mujjafar Molla, Machura Bibi, Nihirannechha Bibi, Marjina Bibi, Sukur Ali Sanpui, Rafik Sanpui, Nasib Sanpui and Lal Babu Sanpui jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of





about 2.50 decimals (*instead of actual inherited share 2.4225 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 968 under P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **RAVALGOAN TRADELINK PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said Chhupiya Bibi, Rahila Bibi and Fatejan Bibi Molla vide a General Power of Attorney dated 28th December, 2011 recorded in Book No. IV, CD Volume No.1, Pages from 2674 to 2692, being No. 00217 for the year 2011 and duly registered at the Office of ADSR Bhargar appointed one Rafik Khan for doing various acts and things interalia to sell and transfer their share in the land.

AND WHEREAS said Lokman Kazi, Mahabur Rahaman Kazi, Mafidul Kazi, Khusida Sekh, Khadija Bibi, Masura Bibi, Mafuja Kaji, Asura Rahaman Bibi, Sarifannessa Bibi, Neharun Bibi, Saharun Bibi Molla and Kamal Uddin Sanpui vide a General Power of Attorney dated 28th December, 2011 recorded in Book No. IV, CD Volume No.1, Pages from 2674 to 2692, being No. 00217 for the year 2011 and duly registered at the Office of ADSR Bhargar appointed one Rafik Khan, for doing various acts and things interalia to sell and transfer their share of the land. BE IT NOTED HEREIN THAT THE SAID SAYERA BIBI ALIAS CHHAYARA BIBI HAS ALREADY SOLD HER 0.95 DECIMALS BY VIRTUE OF DEED OF CONVEYANCE, BEING NO. 03108 FOR THE YEAR 1977. HENCE THE POWER GRANTED BY HER LEGAL HEIRS I.E. LOKMAN KAZI, MAHABUR RAHAMAN KAZI, MAFIDUL KAZI, KHUSIDA SEKH, KHADIJA BIBI, MASURA BIBI, MAFUJA KAJI, ASURA RAHAMAN BIBI, STANDS INVALID.

AND WHEREAS said Anowar Sarkar, Rowasanali Sarkar, Jlad Ali @ Jiyad Ali, Saifuddin Ali, Sahabuddin Ali, Najimuddin Ali, Sk. Salimuddin Ali, Sirajuddin Ali and Sakila Bibi jointly vide a General Power of Attorney dated 19th April, 2012 recorded in Book No. IV, C.D. Volume No. 1, Pages from 1149 to 1164, vide being No. 00088 for the year 2012 and duly registered at the Office of ADSR Bhargar appointed one Rafik Khan for doing various acts and things interalia to sell and transfer their share of the land.

AND WHEREAS by virtue of a Deed of Conveyance dated 09th May 2012, recorded in Book No. 1, CD Volume No. 09, Pages from 2240 to 2256, being Deed No. 03953 for the year 2012, and duly registered at the Office of D.S.R. – III, South 24 Parganas, said Sufiya Bibi alias Chupiya Bibi, Rahila Bibi and Fatejan Bibi Molla (*being represented by their constituted attorney namely Rafik Khan*) jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 2.70 decimals (*Instead of the only remaining share of Fatejan Bibi i.e. 0.95 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 968 under P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto in favour of M/s. **BAYEN ENTERPRISE**. BE IT NOTED HEREIN THAT THE SAID SUFIYA BIBI ALIAS CHUPIYA BIBI, RAHILA BIBI HAVE ALREADY SOLD THERE RESPECTIVE 0.95 DECIMALS BY VIRTUE OF DEED OF CONVEYANCE, BEING NO. 03108 FOR THE YEAR 1977. HENCE THE SALE BY THEM STAND INVALID.





AND WHEREAS by virtue of a Deed of Conveyance dated 29th August, 2012 recorded in Book No. I, CD Volume No. 16, Pages from 11181 to 11199, being Deed No. 08044 for the year 2012, and duly registered at the Office of D.S.R. – III South 24 Parganas, said Anowar Sarkar, Rowasanali Sarkar, Jiad Ali @ Jiyad Ali, Saifuddin Ali, Sahabuddin Ali, Najimuddin Ali, Sk. Salimuddin Ali, Sirajuddin Ali and Sakila Bibi (being represented by their constituted attorney namely Rafik Khan) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 2.07 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 968 under P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto in favour of M/s. BAYEN ENTERPRISE. BE IT NOTED HEREIN THAT THE SAID SUKLAL BIBI HAS ALREADY SOLD HER 0.95 DECIMALS BY VIRTUE OF DEED OF CONVEYANCE, BEING NO. 03108 FOR THE YEAR 1977. HENCE THE SALE BY HER LEGAL HEIRS STANDS INVALID.

AND WHEREAS by virtue of a Deed of Conveyance dated 09th May 2012 recorded in Book No. I, CD Volume No. 09, Pages from 2435 to 2453, being Deed No. 03951 for the year 2012, at the Office of D.S.R. – III South 24 Parganas, said Lokman Kazi, Mahabur Rahaman Kazi, Mafidul Kazi, Khusida Sekh, Khadija Bibi, Masura Bibi, Mafuja Kaji, Asura Rahaman Bibi, Sarifannessa Bibi, Neharun Bibi, Saharun Bibi Molla and Kamal Uddin Sanpui (being represented by their constituted attorney namely Rafik Khan) jointly sold conveyed and transferred an area of 1.20 decimals (instead of the shares of Sarifannessa Bibi, Neharun Bibi, Saharun Bibi Molla and Kamal Uddin Sanpui (being 0.2375 decimals) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 968 under P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto in favour of M/s. BAYEN ENTERPRISE, for the consideration and on the terms and conditions therein mentioned. BE IT NOTED HEREIN THAT THE SAID SAYERA BIBI ALIAS CHHAYARA BIBI HAS ALREADY SOLD HER 0.95 DECIMALS BY VIRTUE OF DEED OF CONVEYANCE, BEING NO. 03108 FOR THE YEAR 1977. HENCE THE SALE BY HER LEGAL HEIRS STANDS INVALID.

AND WHEREAS said Fakir Midde granted a General Power of Attorney dated 30th January 2015, recorded in Book No. IV, CD Volume No. 1, pages from 274 to 286, being No. 00017 for the year 2015, and duly registered at the Office of A.D.S.R. Bhargar appointed one Bholanath Gayen for ALL THAT piece and parcel of land measuring an area of about 21 decimals (instead of his actual share i.e. 2.69 decimals) in R.S. Dag No. 968, under R.S. Khatian No. 245 comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhargar now Kolkata Leather Complex in the District of South 24 Parganas, for doing various acts and things interalia.

AND WHEREAS said ABDUL JALIL MOLLA, FIROZA BIBI and MINARA BIBI jointly granted a General Power of Attorney dated 10th August 2021, recorded in Book No. I, Volume No. 1621-2021, Pages from 128265 to 128293, being Deed No. 04050 for the year 2021 and duly registered at the Office of A.D.S.R. Bhargar appointed one SUBHASH CHANDRA GAYEN, for doing various acts and things





interalia to sell and transfer their share in the land measuring an area of about 0.73 decimal out of 0.8312 decimals.

AND WHEREAS said SALEHA MOLLA granted a General Power of Attorney dated 28th August 2021, recorded in Book No. I, Volume No. 1621-2021, Pages from 144529 to 144567, being Deed No. 04646 for the year 2021 and duly registered at the Office of A.D.S.R. Bhangar appointed one SUBHASH CHANDRA GAYEN, for doing various acts and things interalia to sell and transfer their share in the land measuring an area of about 0.20 decimal out of 0.2375 decimals.

AND WHEREAS said HAZRATI RUMAIYA granted a General Power of Attorney dated 20th September, 2022, recorded in Book No. IV, being Deed No. 08957 for the year 2022 and duly registered at the Office of A.D.S.R. Bhangar appointed her mother Nayantara Khatun, for doing various acts and things interalia to sell and transfer her share in the land measuring an area of about 0.45 decimal (*instead of her actual inherited share i.e. 0.26445 decimals*).

AND WHEREAS said RAVALGOAN TRADELINK PRIVATE LIMITED granted a General Power of Attorney dated 29th December 2023, recorded in Book No. I, Volume No. 1904-2024, Pages from 45 to 67, being Deed No. 18531 for the year 2023 and duly registered at the office of A.R.A.-IV Kolkata, appointed one BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED for doing various acts and things interalia to sell and transfer land measuring an area of about 3.5 decimals (*instead of its actual purchased share i.e. 2.4225 decimals*) comprised in Mouza Hatishala, J.L. No. 09 appertaining to R.S. & L.R. Dag No. 968, under R.S. Khatian No. 497, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas.

AND WHEREAS by virtue of Deed of Conveyance dated 05th January, 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 2047 to 2072, being Deed No. 00069 for the year 2024 and duly registered at the Office of D.S.R.-V South 24-Parganas, said Basarat Sanpui, Hamid Ali Sanpui, Abdulla Sanpui, Fatema Sanpui, Asura Bibi, Chhayma Bibi, Moslima Bibi and Salima Bibi sold conveyed and transferred an area of 2.25 decimals (*instead of their actual inherited share i.e. 1.968 decimals*) in R.S. Dag No. 968, under R.S. Khatian No. 799, L.R. Khatian No. 1518, comprised in Mouza Hatishala, J.L. No. 9 under P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 17th January 2024, recorded in Book No. I, Volume No. 1621-2024, Pages from 19950 to 19986, being Deed No. 00564 for the year 2024 and duly registered at the office of A.D.S.R.-Bhangore, said Fakir Ali Midde (*being represented by its Constituted Attorney Bholanath Gayen*), Abdul Jalil Molla, Firoza Bibi, Minara Bibi And Saleha Molla (*being represented by its Constituted Attorney Subhash Chandra Gayen*) jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 9.93 decimals (*instead of their actual share i.e. 3.62 decimals*) in R.S. & L.R. Dag No. 968, under R.S. Khatian No. 322, L.R. Khatian No.



1470, comprised in Mouza Hatishala, J.L. No. 09, in the District of South 24 Parganas unto and in favour of unto and in favour of **BIDYUT KUMAR BAYEN**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 07th March 2024, recorded in Book No. 1, Volume No. 1604-2024, Pages from 79130 to 79154, being Deed No. **02676 for the year 2024** and duly registered at the office of D.S.R.-IV South 24-Parganas, said **RAVALGOAN TRADELINK PRIVATE LIMITED** (*being represented by its Constituted Attorney Bloomsbury Infrastructure Private Limited*) sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **3.5 decimals** (*Instead of its actual purchased share i.e. 2.4225 decimals*) in R.S. & L.R. Dag No. 968, under R.S. Khatian No. 322, L.R. Khatian No. 1470, comprised in Mouza Hatishala, J.L. No. 09, in the District of South 24 Parganas unto and in favour of unto and in favour of **AMIT GHOSH**, for the consideration and on the terms and conditions therein mentioned. The Sale was confirmed by Bloomsbury Infrastructure Private Limited.

AND WHEREAS by virtue of a Deed of Conveyance dated 05th November 2024, recorded in Book No. 1, Volume No. 1621-2024, Pages from 267021 to 267045, being Deed No. **10664 for the year 2024** and duly registered at the office of A.D.S.R.-Bhangore, said **M/S.BAYEN ENTERPRISE and BIDYUT KUMAR BAYEN** jointly sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **2.1175 decimals** out of **4.8075 decimals** in R.S. & L.R. Dag No. 968, under R.S. Khatian No. 322, L.R. Khatian No. 1197 & 4275, comprised in Mouza Hatishala, J.L. No. 09, in the District of South 24 Parganas unto and in favour of unto and in favour of **AMIT GHOSH**, for the consideration and on the terms and conditions therein mentioned.

SL. NO.	PRESENT OWNERS OF R.S. & L.R. DAG NO. 968(P)	LAND AREA OWNED (IN DECIMALS)	LAND AREA MUTATE (IN DECIMALS)	L.R. KHATIAN NUMBER
1.	BIDYUT KUMAR BAYEN	2.69		
2.	SAMBIT BASU	1.968	2	4135
3.	AMIT GHOSH	4.54	2	3919
4.	PIYARUDDIN SANPUI	0.095		
5.	AMIRAN BIBI	1.58		
6.	ESRAT SANPUI	0.336		
7.	SAIDA MIDDE	0.1684		
8.	RAHILA BIBI	0.1684		
9.	KUTUBUDDIN SANPUI	0.095		
10.	ABDUL JALIL MOLLA, FIROZA BIBI and MINARA BIBI	0.1012		
11.	SALEHA MOLLA	0.0375		
12.	ABDUL HAKIM MOLLA	0.4156		
13.	HACHINA BIBI	0.2078		
14.	SAHARA BIBI	0.2078		
	TOTAL	12.61		

Observation:-

1. Pending verification of Warrisson Certificate of Ismail Molla

OPINION:

PURSUANT TO perusing and examining the recited title deeds and documents **AND FURTHER PURSUANT TO** searching carried out in the recited offices, departments, courts, **AND SUBJECT TO** our recited observation herein before in this report, the title of the said BIDYUT KUMAR BAYEN, SAMBIT BASU, AMIT GHOSH, PIYARUDDIN SANPUI, AMIRAN BIBI, ESRAT SANPUI, SAIDA MIDDE, RAHILA BIBI, KUTUBUDDIN SANPUI, ABDUL JALIL MOLLA, FIROZA BIBI and MINARA BIBI, SALEHA MOLLA, ABDUL HAKIM MOLLA, HACHINA BIBI and SAHARA BIBI upon an area of 12.61 decimals (Part dag), **appears to be clear and marketable.**

R.S. AND L.R. DAG NO.971
PRESENT OWNERS OF R.S. & L.R DAG NO. 971 (26.05 Decimals out of 0.38 Acre)

1. **SAMBIT BASU**, son of Late Sahyasachi Basu, residing at Samannoy Park, P.S. Mahestala, P.O. Joteshibrampur, District South 24 Parganas, West Bengal-700141
2. **CHAPPIYA BIBI** daughter of Late Roshan Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
3. **SAHIDUL MIDDE** son of Late Sukur Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
4. **SAFIKUL MIDDE** son of Late Sukur Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
5. **RASIDUL MIDDE** son of Late Sukur Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
6. **CHAKIRAN BIBI** daughter of Late Sukur Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
7. **SAMIRAN BIBI** daughter of Late Sukur Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
8. **CHAPIYA BIBI** daughter of Late Sukur Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
9. **SUFIYA BIBI** daughter of Late Sukur Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
10. **HAYAT MIDDE** son of late Pashan Midde and resident of Mouza Hatishala, District South 24 Parganas
11. **ALIYA BIBI** daughter of late Safed Ali Midde and resident of Mouza Hatishala, District South 24 Parganas
12. **NURULNAHAR BIBI** daughter of late Safed Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
13. **MADARIJAN BIBI** daughter of late Chholeman Midde and resident of Mouza Hatishala, District South 24 Parganas.



14. RAVALGOAN TRADELINK PRIVATE LIMITED, having its registered Office at, 5
BALMUKUND MACKER ROAD, KOLKATA, West Bengal, India – 700007.

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND
EXAMINED OF R.S. & L.R DAG NO. 971: -

1. R.S. Parcha of R.S. Dag No. 971.
2. Warrison Certificate of Late Rousan Ali Midde.
3. Warrison Certificate of Late Pashan Midde.
4. Warrison Certificate of Late Sukur Ali Midde.
5. Warrison Certificate of Late Chholeman Midde.
6. Warrison Certificate of Late Acchiruddin Midde.
7. Deed of Conveyance dated 30th April 2004, recorded in Book No. I, Volume No. 13, Pages from 8561 to 8575, being Deed No. 05470 for the year 2006 and duly registered at the Office of District Sub – Registrar III, South 24 Parganas.
8. Deed of Conveyance dated 14th May 2004, recorded in Book No. I, Volume No. 14, Pages from 2463 to 2478, being Deed No. 05640 for the year 2006 and duly registered at the Office of DSR – III Alipur, South 24 Parganas.
9. Deed of Conveyance dated 24th May 2004, recorded in Book No. I, Volume No. 13, Pages from 5228 to 5242, being Deed No. 05277 for the year 2006 and duly registered at the Office of District Sub – Registrar III, South 24 Parganas.
10. Deed of Conveyance dated 05th August, 2011, recorded in Book No. I, CD Volume No. 09, pages from 2316 to 2332, being Deed No. 02948 for the year 2011 and duly registered at the Office of A.D.S.R. Bhangar.
11. Deed of Conveyance dated 14th January 2015, recorded in Book No. I, CD Volume No.1, Pages from 8246 to 8261, being Deed being No. 00486 for the year 2015 and duly registered at the Office of DSR. – III South 24 Parganas.
12. Deed of Conveyance dated 03rd October 2016, recorded in Book No. I, Volume No.1630-2016, Pages from 88617 to 88640, being Deed being No. 03084 for the year 2016 and duly registered at the Office of D.S.R. – V, South 24 Parganas.
13. Deed of Conveyance dated 26th September 2023, recorded in Book No. I, Volume No.1630-2023, Pages from 84926 to 84944, being Deed being No. 02980 for the year 2023 and duly registered at the Office of D.S.R. – V, South 24 Parganas.
14. Deed of Conveyance dated 14.04.1959, recorded in Book No. I, Volume No.38, Pages from 23 to 31, being Deed being No. 03534 for the year 1959 and duly registered at the office of S.R. Bhangar.
15. Deed of Conveyance dated 30th April, 1965, recorded in Book No. I, Volume No.47, Pages from 134 to 141, being Deed being No. 04729 for the year 1965 and duly registered at the Office of S.R. Bhangar.





16. Deed of Conveyance dated 15th September 2003, recorded in Book No. I, CD Volume No.1, Pages from 8246 to 8261, being Deed being No. **04240 for the year 2003**, and duly registered at the Office of A.D.S.R. Bhangar
17. Deed of Conveyance dated 09th December 2003, recorded in Book No. I, , being Deed being No. **04611 for the year 2003**, and duly registered at the Office of _____ (illegible)
18. General Power of Attorney dated 11th March 2014 recorded in Book No. IV, Volume No 1621-2015. Pages from 1961 to 1986, being Deed No. **00188 for the year 2014** and duly registered at the Office of DSR III South 24 Parganas
19. Deed of Conveyance dated 14th January 2015, recorded in Book No. I, CD Volume No.1, CD Volume No. 1Pages from 8513 to 8536, being Deed being No Deed No. **00489 for the year 2015**, at the Office of D.S.R. III South 24 Parganas
20. General Power of Attorney dated 22nd May 2015 recorded in Book No. I, CD Volume No.1, Pages from 8246 to 8261, being Deed being No. **00101 for the year 2015** at the Office of D.S.R. III, Alipore South 24 Parganas
21. Deed of Conveyance dated 1st June, 2015, recorded in Book No. I, Volume No. 1603-2015, Pages from 26145 to 26191, being **Deed No. 04448 for the year 2015** and duly registered at the Office of D.S.R. III South 24 Parganas
22. Deed of Conveyance dated 19th November 2015, recorded in Book No. I, Volume No. 1621-2015 , Pages from 68725 to 68755, being Deed No. **06038 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
23. Deed of Gift dated 26th November 2000, recorded in Book No. I, being Deed No **02581 for the year 2003**, and duly registered at the Office of D.S.R. III, Alipore
24. General Power of Attorney dated 30th January 2015, being Deed No. **00017 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
25. Deed of Conveyance dated 04th May 2015, recorded in Book No. I, CD Volume No. 07 , Pages from 3489 to 3514, being Deed No. **02482 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
26. Deed of Conveyance dated 03rd August 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 31262 to 31285, being Deed No. **02459 for the year 2016** and duly registered at the Office of DSR – V South 24 Parganas
27. Deed of Conveyance dated 03rd August 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 71475 to 71499, being Deed No. **02469 for the year 2016** and duly registered at the Office of D.S.R. – V South 24 Parganas
28. General Power of Attorney dated 14th March 2019, recorded in Book No. IV, Volume No. 1630-2019, Pages from 2893 to 2913, being Deed No. **00089 of 2019** and duly registered at the Office of D.S.R. V South 24 Parganas



29. General Power of Attorney dated 30th January, 2015 recorded in Book No. IV, Volume No. 1621-2015, pages from 2005 to 2029, being Deed No. 00190 for the year 2015 at the Office of D.S.R. III, Alipore South 24 Parganas
30. Deed of Conveyance dated 04th February 2016 recorded in Book No. I, Volume No. 1630-2016, pages from 10602 to 10628, being Deed No. 00385 for the year 2016 and duly registered at the Office of D.S.R. – V, Alipore, South 24 Parganas
31. Deed of Conveyance dated 09th September 2016 recorded in Book No. I, Volume No. 1630-2016, pages from 82372 to 82395, being Deed No. 02862 for the year 2016, and duly registered at the Office of D.S.R. – V, Alipore, South 24 Parganas
32. General Power of Attorney dated 3rd October, 2018 recorded in Book No. IV, Volume No. 1630-2018, pages from 5690 to 5706, being Deed No. 00248 for the year 2018 and duly registered at the Office of D.S.R. – V South 24 Parganas
33. Deed of Conveyance dated 24th January 2024, recorded in Book No. I, Volume No. 1630-2024, pages from 4738 to 4762, being Deed No. 00240 for the year 2024, and duly registered at the Office of D.S.R. – V, South 24 Parganas
34. Deed of Conveyance dated 24th January 2024, recorded in Book No. I, Volume No. 1630-2024, pages from 4711 to 4737, being Deed No. 00241 for the year 2024, and duly registered at the Office of D.S.R. – V, South 24 Parganas

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO. 971 (26.05 Decimals out of 0.38 Acre)

WHEREAS at all material times and intent as per Record of Rights one Roshan Ali Midde (7.6 decimals) , Safed Ali Midde (7.6 decimals), Acchimuddin Midde (7.6 decimals), Chholeman Midde (7.6 decimals), Voda Midde alias Khatibar Midde (2.2166 decimals), Saiyad Ali Midde (2.2166 decimals) , Hayat Ali Midde (2.2166 decimals) and Marijan Bibi (0.95 decimals) were the joint recorded owners of ALL THAT piece and parcel of land measuring an area of about 38 decimals be the same a little more or less, comprised in Mouza Hatishala, J.L. No. 09, Touzi No. 173, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244 and 497, P.S. Bhangar now Kolkata Leather Complex in the District of South 24 Parganas.

DEVOLUTION OF ROSHAN ALI MIDDE

WHEREAS said Roshan Ali Midde while being seized possessed entitled and/or otherwise of the aforesaid share in the land i.e. 7.6 decimals died intestate leaving behind him surviving his widow namely JOHARA BIBI (0.95 decimal) Two sons namely RAHIM MIDDE (1.478 decimal) and RAFIQUE MIDDE (1.478 decimal) and Five daughters namely SAJIDA BIBI (0.7388 decimal), MAJIDA BIBI (0.7388 decimal), CHAPPIYA BIBI (0.7388 decimal), SAMILA BIBI (0.7388 decimal), and MONOWARA BIBI (0.7388 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Conveyance dated 30th April 2004, recorded in Book No. I, Volume No. 13, Pages from 8561 to 8575, being Deed No. 05470 for the year 2006 and duly registered at



the Office of District Sub – Registrar III, South 24 Parganas, said **Majida Khatun** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **01 decimal** *(instead of her actual inherited share i.e. 0.7388 decimals)* comprised in Mouza Hatishala, J.L.No.09, in R.S. Dag No. 971 under R.S. Khatian No. 244 unto and in favour of **Rahim Midde and Rafique Midde** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 14th May 2004, recorded in Book No. 1, Volume No. 14, Pages from 2463 to 2478, being Deed No. **05640** for the year 2006 and duly registered at the Office of DSR – III Alipur, South 24 Parganas, said **Juhora Bibi** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **01 decimal** *(instead of inherited share 0.95 decimal)* comprised in Mouza Hatishala, J.L.No.09, in R.S. Dag No. 971 under R.S. Khatian No. 244 unto and in favour of **Rahim Midde and Rafique Midde**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 24th May 2004, recorded in Book No. 1, Volume No. 13, Pages from 5228 to 5242, being Deed No. **05277** for the year 2006 and duly registered at the Office of District Sub – Registrar III, South 24 Parganas, said **Sajida Bibi** sold conveyed and **ALL THAT** piece and parcel of land measuring an area of about **01 decimal** *(instead of inherited share 0.7388 decimal)* comprised in Mouza Hatishala, J.L.No.09, in R.S. Dag No. 971 under R.S. Khatian No. 244 unto and in favour of **Rahim Midde and Rafique Midde** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of the aforesaid three Deeds of Conveyance and inheritance said **Rahim Midde and Rafique Midde** became the joint owners of land measuring an area of about **5.3836 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. Dag No. 971 under P.S. Kolkata Leather Complex, District South 24 Parganas.

AND WHEREAS by virtue of a Deed of Conveyance dated 05th August, 2011, recorded in Book No. 1, CD Volume No. 09, pages from 2316 to 2332, being Deed No. **02948** for the year 2011 and duly registered at the Office of A.D.S.R. Bhargar, said **Rahim Midde and Rafique Midde** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **5.35 decimals** out of **5.3836 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244 unto and in favour of **M/s. SWAPNABHUMI REALTORS LTD.** for the consideration and on the terms and conditions therein mentioned. *In that case a fractional area of 0.0336 decimals remains unsold with Rahim Midde & Rafique Midde.*

AND WHEREAS by virtue of a Deed of Conveyance dated 14th January 2015, recorded in Book No. 1, CD Volume No.1, Pages from 8246 to 8261, being Deed being No. **00486** for the year 2015 and duly registered at the Office of DSR. – III South 24 Parganas, said **M/s. SWAPNABHUMI REALTORS LTD.** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **5.35 decimals** out of **5.3836 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. Dag No.





971 under R.S. Khatian No. 244 unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 03rd October 2016, recorded in Book No. I, Volume No.1630-2016, Pages from 88617 to 88640, being Deed being No. 03084 for the year 2016 and duly registered at the Office of D.S.R. – V, South 24 Parganas, said **Shamila Molya @ Bibi** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.74 Decimal** comprised in Mouza Hatishala, J.L.No.09 in **R.S. Dag No. 971** under R.S. Khatian No. 327 unto and in favour of **BLOOMSBURY INFRASTRUCTURE PVT. LTD.** for the consideration and on the terms and conditions mentioned therein, The Sale was confirmed by Abu Jafar Middya. However the share of Chappiya Bibi (0.7388 decimal) still remains unsold.

AND WHEREAS by virtue of a Deed of Conveyance dated 26th September 2023, recorded in Book No. I, Volume No.1630-2023, Pages from 84926 to 84944, being Deed being No. 02980 for the year 2023 and duly registered at the Office of D.S.R. – V, South 24 Parganas, said **Manoara Bibi alias Monwara Khatoon** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.74 Decimal** comprised in Mouza Hatishala, J.L.No.09, in **R.S. Dag No. 971** under R.S. Khatian No. 327 unto and in favour of **SAMBIT BASU** for the consideration and on the terms and conditions mentioned therein.

DEVOLUTION OF LAYEP ALI MIDDE AND AYEP ALI MIDDE

WHEREAS by virtue of a Deed of Conveyance dated 14.04.1959, recorded in Book No. I, Volume No.38, Pages from 23 to 31, being Deed being No. 03534 for the year 1959 and duly registered at the office of S.R. Bhangar, said **Marijan Bibi** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **38 decimals** instead of her actual inherited share i.e. 0.95 decimal comprised in Mouza Hatishala, J.L.No.09, appertaining to **R.S. Dag No.971** under R.S. Khatian No. 244 unto and in favour of **Safed Ali Midde**, for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance dated 30th April, 1965, recorded in Book No. I, Volume No.47, Pages from 134 to 141, being Deed being No. 04729 for the year 1965 and duly registered at the Office of S.R. Bhangar, said **Voda Midde @ Khatibar Midde** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **2 decimals** out of **2.216 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to **C.S. Dag No.925, R.S. Dag No. 971** under R.S. Khatian No. 244 unto and in favour of **Chholeman Midde** for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance dated 15th September 2003, recorded in Book No. I, CD Volume No.I, Pages from 8246 to 8261, being Deed being No. 04240 for the year 2003, and duly registered at the Office of A.D.S.R. Bhangar said **Khatibar Rahaman Midde @ Voda Midde and Hayat**





Ali Midde jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.7 decimal** out of **2.432 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to **R.S. Dag No. 971**, under **R.S. Khatian No. 244**, in the District of South 24 Parganas unto and in favour of **RAVALGOAN TRADELINK PRIVATE LIMITED** for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance dated 09th December 2003, recorded in Book No. 1, being Deed being No. 04611 for the year 2003, and duly registered at the Office of _____ (illegible) said Salyad Ali Midde sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of **2.53 decimal** (*instead of inherited share 2.216 decimal*) comprised in Mouza Hatishala, J.L.No.09, appertaining to **R.S. Dag No.971** under **R.S. Khatian No. 244** in the District of South 24 Parganas, unto and in favour of **RAVALGOAN TRADELINK PRIVATE LIMITED** for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS said Chholeman Midde while being seized possessed entitled and/or otherwise of his inherited and purchased share in the land i.e. **9.6 decimals** died intestate leaving behind him surviving his Two widows namely **BIBIJAN BIBI (0.6 decimal)** and **SAHARJAN BIBI (0.6 decimal)**, Three sons namely **SUKUR ALI MIDDE (2.4 decimals)**, **LAYEP ALI MIDDE (2.4 decimals)** and **AYEP ALI MIDDE (2.4 decimals)** and One daughter namely **MADARJAN BIBI (1.2 decimal)** as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Bibijan Bibi while being seized possessed entitled and/or otherwise of her inherited share in land died intestate leaving behind surviving her One son namely **SUKUR ALI MOLLA (0.4 decimal)** and One daughter namely **MADARJAN BIBI (0.2 decimal)**, as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Sukur Ali Midde, while being seized possessed entitled and otherwise of his inherited share in land i.e. **2.8 decimals** died intestate leaving behind him surviving his Three sons namely **Sahidul Midde (0.56 decimal)**, **Safikul Midde (0.56 decimal)** and **Rasidul Midde (0.56 decimal)** and Four daughters namely **Chakiran Bibi (0.28 decimal)**, **Chamiran Bibi (0.28 decimal)**, **Chapiya Bibi (0.28 decimal)** and **Chupiya Bibi (0.28 decimal)** as his legal heirs and successors as per the Mohammedan Law. *Be it noted herein that wife of Late Sukur Ali Midde namely Ahida Bibi has prelate him.*

AND WHEREAS said Saharjan Bibi while being seized possess entitled and otherwise of her inherited share in land died intestate leaving behind surviving her Two sons namely **Layep Ali Midde (0.3 decimal)** and **Ayep Ali Midde (0.3 decimal)**, as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Ayep Ali Midde vide a General Power of Attorney dated 11th March 2014 recorded in Book No. IV, Volume No 1621-2015. Pages from 1961 to 1986, being Deed No. 00188 for the year 2014 and duly registered at the Office of DSR III South 24 Parganas for **ALL THAT** piece and





parcel of land measuring an area of about 0.69 decimals out of 2.7 decimals unto comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. Dag No.971 under R.S. Khatian No. 244 appointed one Bholanath Gayen, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 14th January 2015, recorded in Book No. I, CD Volume No.1, CD Volume No. 1 Pages from 8513 to 8536, being Deed being No Deed No. 00489 for the year 2015, at the Office of D.S.R. III South 24 Parganas, said Ayep Ali Midde (*being represented by its constituted attorney namely Bholanath Gayen*) sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.69 Decimal out of 2.7 decimals comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. Dag No.971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of PANCHMAHAL CONCLAVE PVT. LTD. for doing various acts and things interalia to sell and transfer. The sale was confirmed by SWAPNABHUMI REALTORS LTD.

AND WHEREAS said Ayep Ali Midde vide a General Power of Attorney dated 22nd May 2015 recorded in Book No. I, CD Volume No.1, Pages from 8246 to 8261, being Deed being No. 00101 for the year 2015 at the Office of D.S.R. III, Alipore South 24 Parganas for doing various acts and things interalia to sell and transfer the land area of about 2.37 decimals (*instead of his actual remaining share in the land i.e. 2.01 decimals*) unto and in favour of Bholanath Gayen.

AND WHEREAS by Deed of Conveyance dated 1st June 2015, recorded in Book No. I, Volume No. 1603-2015, Pages from 33854 to 33883, being Deed No. 04446 for the year 2015 and duly registered at the Office of D.S.R. III South 24 Parganas, said Ayep Ali Midde (*being represented by its constituted attorney namely Bholanath Gayen*) sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 2.37 Decimal (*instead of his actual remaining share in the land i.e. 2.01 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of PANCHMAHAL CONCLAVE PVT. LTD, for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by SWAPNABHUMI REALTORS LTD.

AND WHEREAS said Layep Ali Midde while being seized possessed entitled and/or otherwise of his inherited share in land i.e. 2.7 decimals died intestate leaving behind him surviving his widow namely Anichha Bibi @ Rasida Bibi (0.3375 decimal) and four sons namely Rased Midde (0.5906 decimal), Saheb Ali Midde (0.5906 decimal), Esrail Midde (0.5906 decimal) and Year Mohammad (0.5906 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Anichha Bibi @ Rasida Bibi, Rased Midde, Saheb Ali Midde, Esrail Midde and Year Mohammad vide a General Power of Attorney dated 22nd May 2015, recorded in Book No. I, Volume No. 1621-2015, Pages from 111 to 133, being No. 00100 for the year 2015 and duly registered at the Office of A.D.S.R Bhargar, appointed one Bholanath Gayen for ALL THAT piece and parcel of land





measuring an area of about 3.06 decimals (*instead of their inherited share 2.7 decimals*) unto and in favour of Bholanath Gayen, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by Deed of Conveyance dated 1st June, 2015, recorded in Book No. I, Volume No. 1603-2015, Pages from 26145 to 26191, being Deed No. 04448 for the year 2015 and duly registered at the Office of D.S.R. III South 24 Parganas, said Anichha Bibi @ Rasida Bibi, Rased Midde, Saheb Ali Midde, Esrail Midde and Year Mohammad (*being represented by its constituted attorney namely Bholanath Gayen*) jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 3.06 Decimals (*instead of actual area of 2.7 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions mentioned therein, The sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS by virtue of a Deed of Conveyance dated 19th November 2015, recorded in Book No. I, Volume No. 1621-2015, Pages from 68725 to 68755, being Deed No. 06038 for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, said Sahidul Midde, Safikul Midde, Rasidul Midde, Chakiran Bibi, Samiran Bibi, Chapiya Bibi and Sufiya Bibi jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 2.4 Decimals out of 2.8 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.**, for the consideration and on the terms and conditions therein mentioned.

DEVOLUTION OF ACHHIMUDDIN MIDDE

WHEREAS by virtue of a Deed of Gift dated 26th November 2000, recorded in Book No. I, being Deed No. 02581 for the year 2003, and duly registered at the Office of D.S.R. III, Alipore, said Achhimuddin Midde out of his natural love and affection gifted and transferred **ALL THAT** piece and parcel of land area measuring about 7.60 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of his sons Fakir Midde, Kalu Midde, Sahad Ali Midde and Subidali Midde.

AND WHEREAS said Fakir Midde vide a General Power of Attorney dated 30th January 2015, being Deed No. 00017 for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, appointed one Bholanath Gayen for **ALL THAT** piece and parcel of land measuring an area of about 1.9 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.



AND WHEREAS by virtue of a Deed of Conveyance dated 04th May 2015, recorded in Book No. I, CD Volume No. 07, Pages from 3489 to 3514, being Deed No. **02482 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar, said **Fakir Midde** *(being represented by its constituted attorney namely Bholanath Gaven)* sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **1.9 decimal** comprised in Mouza Hatishala, J.L. No. 9, appertaining to **R.S. Dag No. 971** under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS by virtue of a Deed of Conveyance dated 03rd August 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 31262 to 31285, being Deed No. **02459 for the year 2016** and duly registered at the Office of DSR – V South 24 Parganas, said **Kalu Midde** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **1.9 decimal** comprised in Mouza Hatishala, J.L. No. 9, appertaining to **R.S. Dag No. 971** under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **BLOOMSBURY INFRASTRUCTURE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 03rd August 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 71475 to 71499, being Deed No. **02469 for the year 2016** and duly registered at the Office of D.S.R. – V South 24 Parganas, said **Sahad Ali Midde** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **1.9 decimal** comprised in Mouza Hatishala, J.L. No. 9, appertaining to **R.S. Dag No. 971** under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **BLOOMSBURY INFRASTRUCTURE PVT. LTD.,** for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS, said Subidali Midde vide a General Power of Attorney dated 14th March 2019, recorded in Book No. IV, Volume No. 1630-2019, Pages from 2893 to 2913, being Deed No. **00089 of 2019** and duly registered at the Office of D.S.R. V South 24 Parganas, appointed **Puspendu Das** for **ALL THAT** piece and parcel of land measuring an area of about **1.9 decimal** comprised in Mouza Hatishala, J.L. No. 9, appertaining to **R.S. Dag No. 971** under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

DEVOLUTION OF SAFED ALI MIDDE

WHEREAS by virtue of a Deed of Sale dated 14.04.1959, recorded in Book No. I, Volume No. 38, Pages from 23 to 31, being Deed No. **03534 for the year 1959** and duly registered at the office of S.R. Bhangore, said **Marijan Bibi** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **38 decimals** *(instead of inherited share of 0.95 decimal)* comprised in Mouza Hatishala, J.L.



No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of one **Safed Ali Midde**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said **Safed Ali Midde** while seized possessed entitled and/or otherwise of the aforesaid purchased & inherited share in the land i.e. **8.55 decimals**, died intestate leaving behind him surviving Five sons namely **ABDUL HI MIDDE (1.31 decimal)**, **JULFIKAR MIDDE (1.31 decimal)**, **AMJET ALI MIDDE (1.31 decimal)**, **ABU JAFAR MIDDE (1.31 decimal)** and **MOMEN MIDDE @ MOMENA MIDDE (1.31 decimal)** and Three daughters namely **ALIYA BIBI (0.657 decimal)**, **NURULNAHAR BIBI (0.657 decimal)** and **RUNALAYLA MOLYA (0.66 decimal)** as his legal heirs and successors as per the Mohammedan Law. Be it noted herein that the wife of Late Safed Ali Midde namely Amana Bibi has prelate him.

AND WHEREAS said **Julfikar Midde**, **Amjet Ali Midde**, **Momen Midde @ Momena Midde** and **Runalayla Molya** vide a General Power of Attorney dated 30th January, 2015 recorded in Book No. IV, Volume No. 1621-2015, pages from 2005 to 2029, being Deed No. 00190 for the year 2015 at the Office of D.S.R. III, Alipore South 24 Parganas appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **4.59 Decimal** comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 04th February 2016 recorded in Book No. I, Volume No. 1630-2016, pages from 10602 to 10628, being Deed No. 00385 for the year 2016 and duly registered at the Office of D.S.R. – V, Alipore, South 24 Parganas, said **Abdul Hai Midde** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **1.31 Decimal** comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 09th September 2016 recorded in Book No. I, Volume No. 1630-2016, pages from 82372 to 82395, being Deed No. 02862 for the year 2016, and duly registered at the Office of D.S.R. – V, Alipore, South 24 Parganas, said, **Julfikar Midde**, **Amjet Ali Midde**, **Momen Midde @ Momena Midde** and **Runalayla Molya (being represented by their constituted attorney namely Bholanath Gayen)** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **4.59 Decimal** comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD**, for the consideration and on the terms and conditions therein mentioned.





AND WHEREAS said Abu Jafar Middy a vide a General Power of Attorney dated 3rd October, 2018 recorded in Book No. IV, Volume No. 1630-2018, pages from 5690 to 5706, being Deed No. 00248 for the year 2018 and duly registered at the Office of D.S.R. – V South 24 Parganas, appointed one Puspendu Das for ALL THAT piece and parcel of land measuring an area of about 1.32 decimal (instead of actual 1.31 decimals) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 24th January 2024, recorded in Book No. I, Volume No. 1630-2024, pages from 4738 to 4762, being Deed No. 00240 for the year 2024, and duly registered at the Office of D.S.R. – V, South 24 Parganas, said, PANCHMAHAL CONCLAVE PVT. LTD sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 8.57 Decimals out of 20.95 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 24th January 2024, recorded in Book No. I, Volume No. 1630-2024, pages from 4711 to 4737, being Deed No. 00241 for the year 2024, and duly registered at the Office of D.S.R. – V, South 24 Parganas, said, BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED, PANCHMAHAL CONCLAVE PVT. LTD, ABU JAFAR MIDDYA & SUBID ALI MIDDYA (both represented by their constituted attorney namely Puspendu Das) jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 20.91 decimals (instead of their actual share i.e. 20.13 decimals) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 971 under R.S. Khatian No. 244, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.

SL. No.	PRESENT OWNERS OF R.S. AND L.R DAG NO.971(P)	LAND AREA OWNED (IN DECIMALS)	LAND AREA MUTATED (IN DECIMALS)	L.R. KHATIAN NUMBER
1.	SAMBIT BASU	29.44	29	4135
2.	CHAPIYA BIBI	0.7388		
3.	HAYAT ALI MIDDE	1.732		
4	SAHIDUL MIDDE, SAFIKUL MIDDE, RASIDUL MIDDE, CHAKIRAN BIBI, SAMIRAN BIBI, CHAPIYA BIBI AND SUFIYA BIBI	0.4		
5.	MADARIJAN BIBI	1.4	0	1843
6.	ALIYA BIBI AND NURULNAHAR BIBI	1.314	2	1240,1241
7.	RAVALGOAN TRADELINK PRIVATE LIMITED	2.916		
	TOTAL	37.9408		



**OPINION:**

PURSUANT TO perusing and examining the recited title deeds and documents AND FURTHER PURSUANT TO searching carried out in the recited offices, departments, courts the title of the said SAMBIT BASU, CHAPIYA BIBI, HAYAT ALI MIDDE, SAHIDUL MIDDE, SAFIKUL MIDDE, RASIDUL MIDDE, CHAKIRAN BIBI, SAMIRAN BIBI, CHAPIYA BIBI AND SUFIYA BIBI, ALIYA BIBI AND NURULNAHAR BIBI, MADARIJAN BIBI and RAVALGOAN TRADELINK PPRIVATE LIMITED upon an area of 37.9408 decimals (Full dag), **appears to be clear and marketable.**

R.S. & L.R DAG NO. 972**PRESENT OWNERS OF R.S. & L.R DAG NO. 972 (11.938 Decimals out of 0.12 Acre):**

1. **SAMBIT BASU**, son of Late Sabyasachi Basu, residing at Samannoy Park, P.S. Mahestala, P.O. Joteshibrampur, District South 24 Paraganas, West Bengal-700141

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO. 972: -

1. R.S. Parcha of R.S. Dag No. 973 dated 18.04.1985
2. Warrison Certificate of Late Uttam Chandra Ghosh dated 20.09.2011.
3. Warrison Certificate of Late Bipin Behari Ghosh dated 01.11.2022.
4. Warrison Certificate of Late Jyotish Chandra Ghosh dated 05.01.2012.
5. Warrison Certificate of Late Khitish Chandra Ghosh dated 26.08.2005.
6. Warrison Certificate of Late Krishna Chandra Ghosh dated 05.01.2012.
7. Warrison Certificate of Late Nagendra Nath Ghosh dated 26.08.2005.
8. Warrison Certificate of Late Ashoke Ghosh dated 26.08.2005.
9. Warrison Certificate of Late Rajendra Nath Ghosh dated 24.09.2008.
10. Warrison Certificate of Late Subodh Bala Ghosh dated 22.02.2006.
11. Deed of Conveyance dated 11th November 1983, recorded in Book No. I, Volume No. 218, Pages from 187 to 190, being **Deed No. 09608 for the year 1983** and duly registered at the Office of S.R. Bhangar, South 24 Parganas.
12. Deed of Conveyance dated 04th July 1984, recorded in Book No. I, Volume No. 76, Pages from 401 to 406, being **Deed No. 06104 for the year 1984** and duly registered at the office of S.R. Bhangar, South 24 Parganas
13. Deed of Conveyance recorded in Book No. I, Volume No. 36, pages from 381 to 390, being **Deed No. 02315 for the year 1996** and duly registered at the office of S.R. Bhangar, South 24 Parganas
14. Deed of Conveyance recorded in Book No. I, Volume No. 36, pages from 391 to 400, being **Deed No. 02316 for the year 1996** and duly registered at the office of S.R. Bhangar, South 24 Parganas





15. Deed of Gift dated 07th August 2002, recorded in Book No. I, Volume No. 49, pages from 261 to 268, being **Deed No. 02729 for the year 2004** and duly registered at the Office of A.D.S.R. Bhangar
16. General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. 1, Pages from 1291 to 1304, being **Deed No. 00078 for the year 2015** and duly registered at the office of A.D.S.R. Bhangar
17. General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. 1, Pages from 1305 to 1316, being **Deed No. 00079 for the year 2015** and duly registered at the office of A.D.S.R. Bhangar
18. Deed of Conveyance dated 28th April, 2015, recorded in Book No. I, CD Volume No.7, Pages from 3351 to 3374, being **Deed No. 02478 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
19. Deed of Conveyance dated 04th May 2015, recorded in Book No. I, CD Volume No.7, Pages from 3375 to 3400, being **Deed No. 02479 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
20. Deed of Conveyance dated 04th May, 2015, recorded in Book No. I, CD Volume No.7, Pages from 3515 to 3542, being **Deed No. 02486 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar.
21. Deed of Conveyance dated 26th May, 2015 recorded in Book No. I, Volume No.1603-2015, Pages from 23486 to 23515, being **Deed No. 04445 for the year 2015** and duly registered at the Office of D.S.R. – III South 24 Parganas
22. Deed of Conveyance dated 26th May 2015 recorded in Book No. I, Volume No.1602-2015, Pages from 23800 to 23842, being **Deed No. 04447 for the year 2015** and duly registered at the Office of D.S.R. – III South 24 Parganas.
23. General Power of Attorney dated 28th September 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1822 to 1845, being **Deed No. 00180 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar, South 24 Parganas.
24. General Power of Attorney dated 29th September 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1858 to 1898, being **Deed No. 00182 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar, South 24 Parganas.
25. General Power of Attorney dated 15th October 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1943 to 1960, being **Deed No. 00187 for the year 2015** at the Office of A.D.S.R. Bhangar, South 24 Parganas.
26. Deed of Conveyance dated 15th February 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 16258 to 16288, being **Deed No. 00537 for the year 2016** and duly registered at the Office of D.S.R. – V South 24 Parganas
27. Deed of Conveyance dated 06th September 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 16258 to 16288, being **Deed No. 02858 for the year 2016** and duly registered at the office of D.S.R. – V, South 24 Parganas





28. Deed of Conveyance dated 09th September 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 16258 to 16288, being **Deed No. 02861 for the year 2016** and duly registered at the office of D.S.R. – V, South 24 Parganas
29. Deed of Conveyance dated 23rd September 2016 recorded in Book No. I, Volume No. 1630-2016, Pages from 85709 to 85757, being **Deed No. 02981 for the year 2016** and duly registered at the Office of D.S.R. – V South 24 Parganas
30. Deed of Conveyance dated 23rd September, 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 85758 to 85779, being **Deed No. 02982 for the year 2016** and duly registered at the office of D.S.R. – V, South 24 Parganas
31. General Power of Attorney dated 04th November 2016, recorded in Book No. IV, Volume No. 1630-2016, Pages from 4697 to 4712, being **Deed No. 00257 for the year 2016** at the Office of D.S.R. – V, South 24 Parganas
32. Deed of Gift dated 18th January 2017, recorded in Book no. I, Volume No. 1621-2017, Pages from 4888 to 4915, being **Deed No. 00211 for the year 2017** and duly registered at the Office of A.D.S.R. Bhanga, South 24 Parganas
33. Deed of Conveyance dated 02nd May 2017, recorded in Book no. I, Volume No. 1630-2017, Pages from 42809 to 42835, being **Deed No. 01373 for the year 2017** and duly registered at the office of D.S.R. – V, South 24 Parganas
34. General Power of Attorney dated 02nd May, 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 1655 to 1677, being **Deed No. 00095 for the year 2017** and duly registered at the Office of D.S.R. – V South 24 Parganas
35. General Power of Attorney dated 19th December 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 5810 to 5826, being **Deed No. 00298 for the year 2017** and duly registered at the Office of D.S.R. – V South 24 Parganas
36. General Power of Attorney dated 22nd April 2019, recorded in Book no. IV, Volume No. 1630-2019, Pages from 3933 to 3949, being **Deed No. 00119 for the year 2019** and duly registered at the Office of D.S.R. – V South 24 Parganas
37. Deed of Conveyance dated 06th October 2023, recorded in Book no. I, Volume No. 1630-2023, Pages from 90746 to 90768, being deed No. **03175 for the year 2023** and duly registered at the office of D.S.R. – V, South 24 Parganas
38. Deed of Conveyance dated 06th October 2023, recorded in Book no. I, Volume No. 1630-2023, Pages from 90769 to 90797, being deed No. **03176 for the year 2023** and duly registered at the office of D.S.R. – V, South 24 Parganas
39. Deed of Conveyance dated 11th September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 298611 to 298629, being deed No. **10215 for the year 2024** and duly registered at the office of D.S.R. – IV, South 24 Parganas



40. Deed of Conveyance dated 20TH September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 305145 to 305170, being deed No. **10538 for the year 2024** and duly registered at the office of D.S.R. – IV, South 24 Parganas
41. Deed of Conveyance dated 26TH September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 305171 to 305188, being deed No. **10543 for the year 2024** and duly registered at the office of D.S.R. – IV, South 24 Parganas
42. Deed of Conveyance dated 30TH September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 308948 to 308968, being deed No. **10784 for the year 2024** and duly registered at the office of D.S.R. – IV, South 24 Parganas

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO. 972 (12 Decimals out of 0.12 Acre)

WHEREAS as per Record of Rights under the Revisional Settlement one **SRI UTTAM CHANDRA GHOSH** was the recorded owner of **ALL THAT** piece and parcel of land measuring an area of about 12 decimals comprised in Mouza Hatishala, appertaining to **R.S. Dag No. 972**, under **R.S. Khatian No. 241**, under **P.S. Rajarhat**, in the District 24 Parganas.

AND WHEREAS the said **UTTAM CHANDRA GHOSH** while being seized possessed entitled and/or otherwise of the recorded land area died intestate leaving behind him surviving his Seven sons namely **BIPIN BEHARI GHOSH, SATISH CHANDRA GHOSH, JYOTISH CHANDRA GHOSH, NAGENDRANATH GHOSH, RAJENDRA KUMAR GHOSH, KHITISH CHANDRA GHOSH AND LALIT MOHAN GHOSH** and Two daughters namely **SUBODHBALA GHOSH AND RADHARANI GHOSH** as his legal heirs and successors as per the under Hindu Succession Act, 1956, Be it noted herein that, the wife of Late Uttam Chandra Ghosh namely Sashibala Ghosh has prelate him

AND WHEREAS the said **BIPIN BEHARI GHOSH** while being seized possessed entitled and/or otherwise of the aforesaid inherited share in land i.e. **1.33 decimals** died intestate leaving behind him surviving his two sons namely **BHADRESHWAR GHOSH (0.444 decimals)** and **SIDHESHWAR GHOSH (0.444 decimals)** and One daughter **NIHAR BALA GHOSH (0.444 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Conveyance dated 11th November 1983, recorded in Book No. I, Volume No. 218, Pages from 187 to 190, being **Deed No. 09608 for the year 1983** and duly registered at the Office of S.R. Bhangar, South 24 Parganas, the said **Sidheshwar Ghosh** sold conveyed and transferred **ALL THAT** Piece and Parcel of land measuring an area of about 11 decimal (instead of his actual inherited share i.e. 0.444 decimals) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24 Parganas, unto and in favour of one **Ajibali Sanpui**, For the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by way of a Deed of Conveyance dated 04TH July 1984, recorded in Book No. I, Volume No. 76, Pages from 401 to 406, being **Deed No. 06104 for the year 1984** and duly registered at



the office of S.R. Bhargar, South 24 Parganas, said **Bhadreshwar Ghosh** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 11 decimals (*Instead of his actual inherited share i.e. 0.444 decimals*) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of **Somnath Ghosh**. For the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by virtue of Two Deeds of Conveyance (i) recorded in Book No. I, Volume No. 36, pages from 381 to 390, being Deed No. **02315 for the year 1996** (ii) recorded in Book No. I, Volume No. 36, pages from 391 to 400, being Deed No. **02316 for the year 1996** and both duly registered at the office of S.R. Bhargar said **Nihar Bala Ghosh** sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 11 decimals (*instead of her actual inherited share 0.444 decimals*) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas, unto and in favour of **BIDYUT KUMAR GHOSH AND BIMAN KUMAR GHOSH**, For the consideration and on the terms and condition mentioned therein.

AND WHEREAS by virtue of Deed of Gift dated 07th August 2002, recorded in Book No. I, Volume No. 49, pages from 261 to 268, being Deed No. **02729 for the year 2004** and duly registered at the Office of A.D.S.R. Bhargar, said **Lalit Mohan Ghosh**, out of his natural love and affection gifted and transferred **ALL THAT** piece and parcel of land admeasuring 11 decimals (*instead of inherited 1.33 decimals*) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of his son **AMIYA KUMAR GHOSH**, for the terms and conditions mentioned therein.

AND WHEREAS the said **SATISH CHANDRA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land died bachelor leaving behind him surviving his five brothers namely **JYOTISH CHANDRA GHOSH (0.166 decimal)**, **KHITISH CHANDRA GHOSH (0.166 decimal)**, **LALIT MOHAN GHOSH (0.166 decimal)**, **NAGENDRA NATH GHOSH (0.166 decimal)** **AND RAJENDRA KUMAR GHOSH @ RAJENDRA NATH GHOSH (0.166 decimal)**. Two sisters namely **SUBODHBALA GHOSH (0.166 decimal)** and **RADHARANI GHOSH (0.166 decimal)**, Two nephews namely **BHADRESHWAR GHOSH (0.055 decimal)** and **SIDHESHWAR GHOSH (0.055 decimal)** and one niece namely **NIHAR BALA GHOSH (0.055 decimal)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **JYOTISH CHANDRA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. 1.5 decimals died intestate leaving behind him surviving his widow namely **SITA BALA GHOSH (0.1875 decimals)**, Four sons namely **BUDDHISHWAR GHOSH (0.1875 decimals)**, **SHAMBHU NATH GHOSH (0.1875 decimals)**, **BISHNUPADA GHOSH (0.1875 decimals)** and **SWAPAN KUMAR GHOSH (0.1875 decimals)** and Three daughters namely **KURUNA BALA @ MENOKA GHOSH (0.1875 decimals)**, **SUMITRA GHOSH (0.1875 decimals)** and



BRINDA RANI GHOSH (0.1875 decimals) as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **KHITISH CHANDRA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **1.5 decimals** died intestate leaving behind him surviving his widow namely **NAMITA GHOSH (0.375 decimals)** and Three sons namely **SADHAN KUMAR GHOSH (0.375 decimals)**, **SUKUMAR GHOSH (0.375 decimals)** and **PHANIBHUSAN GHOSH (0.375 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **NAGENDRA NATH GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **1.5 decimals** died intestate leaving behind him surviving his Four sons namely **BALARAM GHOSH (0.166 decimals)**, **MADANMOHAN GHOSH (0.166 decimals)**, **KRISHNAPADA GHOSH (0.166 decimals)** and **ASHOKE GHOSH (0.166 decimals)** and Five daughters namely **LAKKHIRANI GHOSH (0.166 decimals)**, **SWARASATI GHOSH (0.166 decimals)**, **DOUPADI GHOSH (0.166 decimals)**, **CHAYNA GHOSH (0.166 decimals)** and **MENAKA GHOSH (0.166 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **RAJENDRA NATH GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **1.5 decimals** died intestate leaving behind him surviving his widow namely **SOROJINI GHOSH (0.136 decimals)**, Three sons namely **PRABHAT GHOSH (0.136 decimals)**, **SUSHIL GHOSH (0.136 decimals)** and **SUBHAS CHNADRA GHOSH (0.136 decimals)** and Seven daughters namely **SANDHYARANI GHOSH (0.136 decimals)**, **JYOTSNA GHOSH alias INDRANI GHOSH (0.136 decimals)**, **PURNIMA GHOSH (0.136 decimals)**, **PRATIMA GHOSH (0.136 decimals)**, **MIRA GHOSH (0.136 decimals)**, **KALYANI GHOSH (0.136 decimals)** and **ARATI BALA GHOSH (0.136 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **SUBODH BALA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **1.5 decimals** died intestate leaving behind surviving her Three sons namely **SRI KRISHNA MOHAN GHOSH (0.214 decimals)**, **SRI SANTOSH KUMAR GHOSH (0.214 decimals)** and **SRI BALAI CHANDRA GHOSH (0.214 decimals)** and Four daughters namely **SMT. YAMUNA GHOSH (0.214 decimals)**, **SMT. KAMALA GHOSH (0.214 decimals)**, **SMT. SOBCHARANI GHOSH (0.214 decimals)** and **SMT. SUJATA GHOSH (0.214 decimals)** as her legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS the said **KRISHNAPADA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **0.166 decimals** died intestate leaving behind him surviving his widow namely **UMARANI GHOSH (0.055 decimals)** and Two sons namely **BISWAJIT GHOSH (0.055 decimals)** and **SUBHOJIT GHOSH (0.055 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.





AND WHEREAS the said **ASHOKE GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land died i.e. **0.166 decimals** intestate leaving behind him surviving his widow namely **PROTIMA GHOSH (0.055 decimals)** and Two sons namely **SURESH GHOSH (MINOR) (0.055 decimals)** and **ABHIJIT GHOSH (MINOR) (0.055 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **KRISHNA MOHAN GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **0.214 decimals** died intestate leaving behind him surviving his widow namely **SMT. KANANBALA GHOSH (0.053 decimals)**, Two sons namely **SRI GOBINDO GHOSH (0.053 decimals)** and **SRI MADHUSUDHAN GHOSH (0.053 decimals)** and One daughter namely **SMT. REBA GHOSH (0.053 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **YAMUNA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e., **0.214 decimals** died intestate leaving behind surviving her only daughter namely **SMT. ASHALATA GHOSH ALIAS BINA GHOSH** as her legal heir and successor as per the Hindu Succession Act, 1956.

AND WHEREAS said **SUJATA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e., **0.214 decimals** died intestate leaving behind surviving her Three sons namely **SRI ASHIT KUMAR GHOSH (0.0535 decimals)**, **SRI SUSHANTA GHOSH (0.0535 decimals)** and **SRI PULAKESH GHOSH (0.0535 decimals)** and One daughter namely **SMT. SUMITA BAGUI (0.0535 decimals)** as her legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **Bidyut Kumar Ghosh and Biman Kumar Ghosh** vide a General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. 1, Pages from 1291 to 1304, being Deed No. 00078 for the year 2015 and duly registered at the office of A.D.S.R. Bhangar, appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **0.45 decimals** (Instead of their actual purchased share i.e. 0.444 decimals), comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Somnath Ghosh** vide a General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. 1, Pages from 1305 to 1316, being Deed No. 00079 for the year 2015 and duly registered at the office of A.D.S.R. Bhangar, appointed one **Bholanath Gayen** **ALL THAT** piece and parcel of land measuring an area of about **0.444 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 28th April, 2015, recorded in Book No. 1, CD Volume No.7, Pages from 3351 to 3374, being Deed No. 02478 for the year 2015 and duly registered at



the Office of A.D.S.R. Bhargar said Madan Mohan Ghosh, Pratima Ghosh, Suresh Ghosh, Uma Rani Ghosh, Abhijit Ghosh (minor) *(being represented by his natural guardian Pratima Ghosh)*, Bishwajit Ghosh (minor), Subhajit Ghosh (minor), *(being represented by their natural guardian Uma Rani Ghosh)*, Lakshirani Ghosh, Swarasati Ghosh, Doupadi Ghosh, Chayna Ghosh and Menaka Ghosh jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.19 decimals out of 1.334 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 972, under R.S. Khatian No. 242, in the District South 24 Parganas, unto and in favour of PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 04th May 2015, recorded in Book No. 1, CD Volume No.7, Pages from 3375 to 3400, being Deed No. 02479 for the year 2015 and duly registered at the Office of A.D.S.R. Bhargar said Somnath Ghosh *(being represented by his constituted attorney namely Bholanath Gayen)* sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.444 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 972, under R.S. Khatian No. 242, in the District South 24 Parganas, unto and in favour of one PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions mentioned therein. The said Sale was confirmed by SWAPNABHUMI REALTORS LTD.

AND WHEREAS by virtue of a Deed of Conveyance dated 04th May, 2015, recorded in Book No. 1, CD Volume No.7, Pages from 3515 to 3542, being Deed No. 02486 for the year 2015 and duly registered at the Office of A.D.S.R. Bhargar, said Bidyut Kumar Ghosh and Biman Kumar Ghosh *(being represented by their constituted attorney namely Bholanath Gayen)* jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 0.45 decimals *(Instead of their actual purchased share i.e. 0.444 decimals)* comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 972, under R.S. Khatian No. 242, in the District South 24 Parganas, unto and in favour of PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions mentioned therein. The said Sale was confirmed by SWAPNABHUMI REALTORS LTD.

AND WHEREAS by virtue of Deed of Conveyance dated 26th May, 2015 recorded in Book No. 1, Volume No.1603-2015, Pages from 23486 to 23515, being Deed No. 04445 for the year 2015 and duly registered at the Office of D.S.R. – III South 24 Parganas, said Radharani Ghosh sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.50 decimal comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 972, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of one PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions mentioned therein, the said Sale was confirmed by SWAPNABHUMI REALTORS LTD.

AND WHEREAS by virtue of a Deed of Conveyance dated 26th May 2015 recorded in Book No. 1, Volume No.1602-2015, Pages from 23800 to 23842, being Deed No. 04447 for the year 2015 and duly



registered at the Office of D.S.R. – III South 24 Parganas, said **Sadhan Ghosh, Phanibhushan Ghosh, Sukumar Ghosh and Namita Ghosh** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **1.5 decimal** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS said **Prabhat Kumar Ghosh, Sushil Ghosh, Subhas Chandra Ghosh and Sarojini Ghosh** vide a General Power of Attorney dated 28th September 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1822 to 1845, being Deed No. 00180 for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, jointly appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **0.544 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Sri Balai Chandra Ghosh, Sri Santosh Kumar Ghosh, Smt. Kamala Ghosh, Smt. Sobharani Ghosh, Sri Gobindo Ghosh, Sri Madhusudhan Ghosh, Smt. Kananubala Ghosh, Smt. Reba Ghosh, Smt. Ashalata Ghosh alias Bina Ghosh, Sri Ashit Kumar Ghosh, Sri Sushanta Ghosh and Sri Pulakesh Ghosh** vide a General Power of Attorney dated 29th September 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1858 to 1898, being Deed No. 00182 for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, jointly appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **1.45 decimals** (*Instead of their actual inherited share i.e. 1.4425 decimals*) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Smt. Sumita Bagui** vide a General Power of Attorney dated 15th October 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1943 to 1960, being Deed No. 00187 for the year 2015 at the Office of A.D.S.R. Bhangar, appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **0.06 decimals** (*Instead of her actual inherited share of land 0.0535 decimals*) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 15th February 2016, recorded in Book No. 1, Volume No. 1630-2016, Pages from 16258 to 16288, being Deed No. 00537 for the year 2016 and duly registered at the Office of D.S.R. – V South 24 Parganas, said **Ajibali Sanpui** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.45 decimal** (*Instead of his actual purchased share i.e. 0.444 decimals*) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of one



PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by **Rased Midde**.

AND WHEREAS by virtue of a Deed of Conveyance dated 06th September 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 16258 to 16288, being deed No. 02858 for the year 2016 and duly registered at the office of D.S.R. – V, South 24 Parganas, said **Balaram Ghosh, Madan Mohan Ghosh, Uma Rani Ghosh, Biswajit Ghosh, Subhajit Ghosh, Pratima Ghosh, Suresh Ghosh, Abhijit Ghosh, Lakshirani Ghosh, Swarasati Ghosh, Doupadi Ghosh, Chayna Ghosh, Menaka Ghosh, Bhadreswar Ghosh, Sidheshwar Ghosh, Nihar Bala Ghosh, Arati Ghosh, Sandhya Rani Ghosh, Jyotsna Ghosh Alias Indrani Ghosh, Purnima Ghosh, Pratima Ghosh, Mira Ghosh & Kalyani Ghosh** (*All being represented by their constituted attorney namely Subrata Purnkait*) jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 1.53 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 972, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of one **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned. *It shall be noted that on perusal of the aforesaid Sale deed it has been noticed that the Vendors in the said Sale deed have appointed the said Subrata Purnkait as their constituted attorney vide General Power being No. 00180 of 2015, but on perusal of the General power of Attorney it has been noticed that said Prabhat Kumar Ghosh, Sushil Ghosh, Subhas Chandra ghos And Sarojini Ghosh have appointed one Bholanath Gaven, Hence, due to such inadvertence this Sale Transaction stands to be void.*

AND WHEREAS by virtue of a Deed of Conveyance dated 09th September 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 16258 to 16288, being deed No. 02861 for the year 2016 and duly registered at the office of D.S.R. – V, South 24 Parganas, said **Prabhat Kumar Ghosh, Sushil Ghosh, Subhas Chandra Ghosh, Sarojini Ghosh, Asit Ghosh, Susanta Ghosh, Pulakesh Ghosh, Sumita Bagui, Balai Chandra Ghosh, Santosh Kumar Ghosh, Gobindo Ghosh, Madhusudhan Ghosh, Kanan Bala Ghosh, Reba Ghosh, Asha Lata Ghosh alias Bina Ghosh, Kamala Ghosh and Shorhani Ghosh** (*All being represented by their constituted attorney namely Bholanath Gaven*) jointly sold conveyed and transferred **ALL THAT** piece and parcel of measuring an area of about 2.05 decimals (*Instead of their actual share i.e. 2.04 decimals*) comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 972, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 23rd September 2016 recorded in Book No. I, Volume No. 1630-2016, Pages from 85709 to 85757, being Deed No. 02981 for the year 2016 and duly registered at the Office of D.S.R. – V South 24 Parganas, said **Sita Bala Ghosh, Buddheswar Ghosh, Sambhu Nath Ghosh, Bishnupada Ghosh, Swapan Kumar Ghosh, Kuruni Bala Ghosh alias Menaka Ghosh, Sumitra Ghosh and Vrinda Rani Ghosh** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 1.5 decimals comprised Mouza Hatishala,

appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24 Parganas unto and in favour of one **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 23rd September, 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 85758 to 85779, being deed No. **02982 for the year 2016** and duly registered at the office of D.S.R. – V, South 24 Parganas, said **Lalit Mohan Ghosh** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **1.49 Decimal** *(Instead of his actual share i.e. 0.166 decimal)* comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24 Parganas unto and in favour of one **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said **Amiya Kumar Ghosh** vide a General Power of Attorney dated 04th November 2016, recorded in Book No. IV, Volume No. 1630-2016, Pages from 4697 to 4712, being deed No. **00257 for the year 2016** at the Office of D.S.R. – V, South 24 Parganas, appointed one **Pulak Kumar Das** for **ALL THAT** piece and parcel of land measuring an area of about **1.33 decimal** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24 Parganas, For doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of Deed of Gift dated 18th January 2017, recorded in Book no. I, Volume No. 1621-2017, Pages from 4888 to 4915, being Deed No. **00211 for the year 2017** and duly registered at the Office of A.D.S.R. Bhargar, said **Siddheswar Ghosh** out of his natural love and affection gifted and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.05 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24 Parganas unto and in favour of his son **Sadhan Ghosh**, for the terms and conditions mentioned therein.

AND WHEREAS said **BHADRESHWAR GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **0.055 decimals** died intestate leaving behind him surviving his widow namely **ARATI GHOSH (0.011 decimals)**, Two sons namely **BIDYUT GHOSH (0.011 decimals)** and **BIJAN GHOSH (0.011 decimals)** and Two daughters namely **REKHA GHOSH (0.011 decimals)** and **BELA GHOSH (0.011 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Conveyance dated 02nd May 2017, recorded in Book no. I, Volume No. 1630-2017, Pages from 42809 to 42835, being deed No. **01373 for the year 2017** and duly registered at the office of D.S.R. – V, South 24 Parganas, said **Arati Ghosh** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.01 decimal** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under **R.S. Khatian No. 241**, in the District South 24





Parganas unto and in favour of one **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said **Bidyut Ghosh and Biman Ghosh** vide a General Power of Attorney dated 02nd May, 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 1655 to 1677, being No. 00095 for the year 2017 and duly registered at the Office of D.S.R. - V South 24 Parganas, appointed one **Puspendu Das** for **ALL THAT** piece and parcel of land measuring an area of about **0.02 decimals** comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 972**, under R.S. Khatian No. 241, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Sadhan Ghosh** vide a General Power of Attorney dated 19th December 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 5810 to 5826, being No. 00298 for the year 2017 and duly registered at the Office of D.S.R. - V South 24 Parganas, appointed one **Puspendu Das** for **ALL THAT** piece and parcel of land measuring an area of about **0.06 decimals** (*Instead of his actual share i.e. 0.05 decimals*) comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 972**, under R.S. Khatian No. 241, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Balaram Ghosh** vide a General Power of Attorney dated 22nd April 2019, recorded in Book no. IV, Volume No. 1630-2019, Pages from 3933 to 3949, being No. 00119 for the year 2019 and duly registered at the Office of D.S.R. - V South 24 Parganas, appointed one **Puspendu Das** for **ALL THAT** piece and parcel of land measuring an area of about **0.17 decimals** comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 972**, under R.S. Khatian No. 241, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 06th October 2023, recorded in Book no. I, Volume No. 1630-2023, Pages from 90746 to 90768, being deed No. 03175 for the year 2023 and duly registered at the office of D.S.R. - V, South 24 Parganas, said **AMIYA GHOSH** (*being represented by his constituted attorney namely Pulak Kumar Das*), **BIDYUT GHOSH, BIMAN GHOSH, SADHAN GHOSH and BALARAM GHOSH** (*being represented by their constituted attorney namely Puspendu Das*), sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **1.58 decimal** (*Instead of their actual share i.e. 1.57 decimals*) comprised Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 972**, under R.S. Khatian No. 242, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of one **SAMBIT BASU** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 06th October 2023, recorded in Book no. I, Volume No. 1630-2023, Pages from 90769 to 90797, being deed No. 03176 for the year 2023 and duly registered at the office of D.S.R. - V, South 24 Parganas, said **PANCHMAHAL CONCLAVE PVT.**





LTD sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 12 decimals (*Instead of its actual purchased share i.e. 9.238 decimals*) comprised Mouza Hatishala, J.L. No. 09 appertaining to R.S. Dag No. 972, under R.S. Khatian No. 242, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of one **SAMBIT BASU** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 11TH September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 298611 to 298629, being deed No. 10215 for the year 2024 and duly registered at the office of D.S.R. – IV, South 24 Parganas, said **REKHA GHOSH** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 0.01 decimals comprised Mouza Hatishala, J.L. No. 09 appertaining to R.S. Dag No. 972, under R.S. Khatian No. 242, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of one **SAMBIT BASU** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 20TH September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 305145 to 305170, being deed No. 10538 for the year 2024 and duly registered at the office of D.S.R. – IV, South 24 Parganas, said **ARATI GHOSH, SANDHYA RANI GHOSH, JYOTSNA GHOSH ALIAS INDRANI GHOSH, PRATIMA GHOSH, MIRA GHOSH & KALYANI GHOSH** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 0.816 decimals comprised Mouza Hatishala, J.L. No. 09 appertaining to R.S. Dag No. 972, under R.S. Khatian No. 242, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of one **SAMBIT BASU** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 26TH September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 305171 to 305188, being deed No. 10543 for the year 2024 and duly registered at the office of D.S.R. – IV, South 24 Parganas, said **NIHAR BALA GHOSH** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 0.055 decimals comprised Mouza Hatishala, J.L. No. 09 appertaining to R.S. Dag No. 972, under R.S. Khatian No. 242, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of one **SAMBIT BASU** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 30TH September 2024, recorded in Book no. I, Volume No. 1604-2024, Pages from 308948 to 308968, being deed No. 10784 for the year 2024 and duly registered at the office of D.S.R. – IV, South 24 Parganas, said **PURNIMA GHOSH** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 0.136 decimals comprised Mouza Hatishala, J.L. No. 09 appertaining to R.S. Dag No. 972, under R.S. Khatian No. 242, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of one **SAMBIT BASU** for the consideration and on the terms and conditions therein mentioned.



SL. No.	PRESENT OWNERS OF R.S. AND L.R. DAG NO.972	LAND AREA OWNED (IN DECIMALS)	LAND AREA MUTATED (IN DECIMALS)	L.R. KHATAN NUMBER
1.	SAMBIT BASU	11.825	12	4135
2.	MADAN MOHAN GHOSH, UMA RANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH, PRATIMA GHOSH, SURESH GHOSH, ABHIJIT GHOSH, LAKKHIRANI GHOSH, SWARASATI GHOSH, DOUPADI GHOSH, CHAYNA GHOSH, MENAKA GHOSH	0.14		
3.	BELA GHOSH	0.01		
	TOTAL	11.975		

OBSERVATIONS:-

- Be it noted herein that after perusing Deed No. 02858 for the year 2016, it has been noticed that the Vendors in the said Sale deed have appointed one Subrata Purakait as their constituted attorney vide General Power being No. 00180 of 2015, but on perusal of the General Power of Attorney it has been noticed that one Prabhat Kumar Ghosh, Sushil Ghosh, Subhas Chandra Ghosh and Sarojini Ghosh have appointed one Bholamath Gayen, Hence, due to such inadvertence the Sale Transaction stands to be void.

OPINION:

PURSUANT TO perusing and examining the recited title deeds and documents AND FURTHER PURSUANT TO searching carried out in the recited offices, departments, courts AND SUBJECT TO our recited observation herein before in this report, the title of the said SAMBIT BASU upon an area of 12.052 decimals (Full dag), appears to be clear and marketable.

R.S. AND L.R. DAG NO.973
PRESENT OWNERS OF R.S. & L.R DAG NO. 973 (84.49 Decimals out of 1.79 Acre):

1. M/S PANCHMAHAL CONCLAVE PVT. LTD. (U70102WB2014PTC204194), a Company having its registered Office at VILL: HATISALA KLC KOLKATA Parganas South WB 743425
2. M/S BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED (U70102WB2013PTC195106) a Company having its registered Office at VILL:-HATISALA KLC, SOUTH 24 PARGANAS KOLKATA Parganas South WB 743425
3. SAMBIT BASU, son of Late Sabyasachi Basu, residing at Samannoy Park, P.S. Maheshala, P.O. Joteshi.
4. AMIYA KUMAR GHOSH, son of Lalit Mohan Ghosh and resident of Mouza Hatishala, District South 24 Parganas.
5. ANJAN ROUTH, son of Late Ashok Routh and resident of Mouza Hatishala, District South 24 Parganas





6. **RABI ADHIKARY**, son of Bablu Adhikary and resident of Mouza Hatishala, District South 24 Parganas
7. **TANMOY GHOSH**, son of Tarakeswar Ghosh and resident of Mouza Hatishala, District South 24 Parganas
8. **BALARAM GHOSH**, son of late Nagendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas
9. **SADHAN GHOSH**, son of late Siddheswar Ghosh and resident of Mouza Hatishala, District South 24 Parganas
10. **BIDYUT KUMAR GHOSH**, son of late Bhadreswar Ghosh and resident of Mouza Hatishala, District South 24 Parganas
11. **BIMAN KUMAR GHOSH**, son of late Bhadreswar Ghosh and resident of Mouza Hatishala, District South 24 Parganas
12. **REKHA GHOSH**, daughter of Late Bhadreswar Ghosh and resident of Mouza Hatishala, District South 24 Parganas
13. **BELA GHOSH**, daughter of Late Bhadreswar Ghosh and resident of Mouza Hatishala, District South 24 Parganas
14. **MADAN MOHAN GHOSH**, son of late Nagendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas
15. **UMA RANI GHOSH**, daughter of Late Krishnapada Ghosh and resident of Mouza Hatishala, District South 24 Parganas
16. **BISWAJIT GHOSH**, son of Late Krishnapada Ghosh and resident of Mouza Hatishala, District South 24 Parganas
17. **SUBHAJIT GHOSH**, son of Late Krishnapada Ghosh and resident of Mouza Hatishala, District South 24 Parganas
18. **PRATIMA GHOSH**, daughter of Late Ashoke Ghosh and resident of Mouza Hatishala, District South 24 Parganas
19. **SURESH GHOSH**, son of Late Ashoke Ghosh and resident of Mouza Hatishala, District South 24 Parganas
20. **ABHIJIT GHOSH**, son of Late Ashoke Ghosh and resident of Mouza Hatishala, District South 24 Parganas
21. **LAKKHIRANI GHOSH**, daughter of Late Nagendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas
22. **SWARASATI GHOSH**, daughter of Late Nagendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas
23. **DOUPADI GHOSH**, daughter of Late Nagendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas
24. **CHAYNA GHOSH**, daughter of Late Nagendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas



25. **MENAKA GHOSH**, daughter of Late Nagendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas
26. **NIHAR BALA GHOSH**, daughter of Late Bipin Bihari Ghosh and resident of Mouza Hatishala, District South 24 Parganas
27. **PRABHAT KUMAR GHOSH**, son of Late Rajendra Nath Ghosh and resident of Mouza Hatishala, District South 24 Parganas
28. **SUSHIL GHOSH**, son of late of Rajendra Ghosh and resident of Mouza Hatishala, District South 24 Parganas
29. **SUBHAS CHANDRA GHOSH**, son of late of Rajendra Ghosh and resident of Mouza Hatishala, District South 24 Parganas
30. **SAROJINI GHOSH**, wife of late of Rajendra Ghosh and resident of Mouza Hatishala, District South 24 Parganas
31. **PRABHAT KUMAR GHOSH**, son of late of Rajendra Ghosh and resident of Mouza Hatishala, District South 24 Parganas
32. **SRI BALAI CHANDRA GHOSH**, son of late Subodh Bala Ghosh and resident of Mouza Hatishala, District South 24 Parganas
33. **SRI SANTOSH KUMAR GHOSH**, son of late Subodh Bala Ghosh and resident of Mouza Hatishala, District South 24 Parganas
34. **SMT. KAMALA GHOSH**, daughter of late Subodh Bala Ghosh and resident of Mouza Hatishala, District South 24 Parganas
35. **SMT. SOBHARANI GHOSH**, daughter of late Subodh Bala Ghosh and resident of Mouza Hatishala, District South 24 Parganas
36. **SRI GOBINDO GHOSH**, son of late Krishna Mohan Ghosh and resident of Mouza Hatishala, District South 24 Parganas
37. **SRI MADHUSUDHAN GHOSH**, son of late Krishna Mohan Ghosh and resident of Mouza Hatishala, District South 24 Parganas
38. **SMT. KANANBALA GHOSH**, wife of late Krishna Mohan Ghosh and resident of Mouza Hatishala, District South 24 Parganas
39. **SMT. REBA GHOSH**, daughter of late Krishna Mohan Ghosh and resident of Mouza Hatishala, District South 24 Parganas
40. **SMT. ASHALATA GHOSH ALIAS BINA GHOSH**, daughter of late Jamuna Ghosh and resident of Mouza Hatishala, District South 24 Parganas
41. **SRI ASHIT KUMAR GHOSH**, son of late Sujata Ghosh and resident of Mouza Hatishala, District South 24 Parganas
42. **SRI SUSHANTA GHOSH**, son of late Sujata Ghosh and resident of Mouza Hatishala, District South 24 Parganas
43. **SRI PULAKESH GHOSH**, son of late Sujata Ghosh and resident of Mouza Hatishala, District South 24 Parganas





44. **SMT. SUMITA BAGUI**, daughter of late Sujata Ghosh and resident of Mouza Hatishala, District South 24 Parganas

45. **LALIT MOHAN GHOSH**, son of Late Uttam Chandra Ghosh and resident of Mouza Hatishala, District South 24 Parganas

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO. 973: -

1. R.S. Parcha of R.S. Dag No. 973 dated 11.04.1985
2. Warrison Certificate of Late Uttam Chandra Ghosh dated 20.09.2011.
3. Warrison Certificate of Late Bipin Behari Ghosh dated 01.11.2022.
4. Warrison Certificate of Late Jyotish Chandra Ghosh dated 05.01.2012.
5. Warrison Certificate of Late Khitish Chandra Ghosh dated 26.08.2005.
6. Warrison Certificate of Late Krishna Chandra Ghosh dated 05.01.2012.
7. Warrison Certificate of Late Nagendra Nath Ghosh dated 26.08.2005.
8. Warrison Certificate of Late Ashoke Ghosh dated 26.08.2005.
9. Warrison Certificate of Late Rajendra Nath Ghosh dated 24.09.2008.
10. Warrison Certificate of Late Subodh Bala Ghosh dated 22.02.2006.
11. Deed of Conveyance dated 11th November 1983, recorded in Book No. I, Volume No. 218, Pages from 187 to 190, being Deed No. 09608 for the year 1983 and duly registered at the Office of S.R. Bhangar, South 24 Parganas.
12. Deed of Conveyance dated 04th July 1984, recorded in Book No. I, Volume No. 76, Pages from 401 to 406, being Deed No. 06104 for the year 1984 and duly registered at the office of S.R. Bhangar, South 24 Parganas.
13. Deed of Conveyance recorded in Book No. I, Volume No. 36, pages from 381 to 390, being Deed No. 02315 for the year 1996 and duly registered at the office of S.R. Bhangar
14. Deed of Conveyance recorded in Book No. I, Volume No. 36, pages from 391 to 400, being Deed No. 02316 for the year 1996 and duly registered at the office of S.R. Bhangar
15. Deed of Gift dated 07th August 2002, recorded in Book No. I, Volume No. 49, pages from 261 to 268, being Deed No. 02729 for the year 2004 and duly registered at the Office of A.D.S.R. Bhangar.
16. General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. I, Pages from 1291 to 1304, being Deed No. 00078 for the year 2015 and duly registered at the office of A.D.S.R. Bhangar
17. Deed of Conveyance dated 03rd April 2012 recorded in Book No. I, CD Volume No. 06, Pages from 2389 to 2405, being Deed No. 01577 for the year 2012 and duly registered at the Office of A.D.S.R. Bhangar.
18. Deed of Conveyance dated 14th February 2015 recorded in Book No. I, CD Volume No. 1, Pages from 8480 to 8495, being Deed No. 00488 for the year 2015 and duly registered at the Office of D.S.R. III, South 24 Parganas





19. General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. 1, Pages from 1305 to 1316, being Deed No. **00079 for the year 2015** and duly registered at the office of A.D.S.R. Bhangar
20. Deed of Conveyance dated 29th April 2015, recorded in Book No. I, CD Volume No. 7, Pages from 3447 to 3488, being Deed No. **02453 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
21. Deed of Conveyance dated 04th May 2015, recorded in Book No. I, CD Volume No.7, Pages from 3375 to 3400, being Deed No. **02479 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
22. Deed of Conveyance dated 04th May, 2015, recorded in Book No. I, CD Volume No.7, Pages from 3515 to 3542, being Deed No. **02486 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
23. Deed of Conveyance dated 26th May, 2015 recorded in Book No. I, Volume No.1603-2015, Pages from 23486 to 23515, being Deed No. **04445 for the year 2015** and duly registered at the Office of D.S.R. – III South 24 Parganas
24. General Power of Attorney dated 29th September 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1858 to 1898, being Deed No. **00182 for the year 2015** and duly registered at the Office of A.D.S.R. Bhangar
25. General Power of Attorney dated 15th October 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1943 to 1960, being Deed No. **00187 for the year 2015** at the Office of A.D.S.R. Bhangar
26. Deed of Conveyance dated 15th February 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 16289 to 16320, being Deed No. **00538 for the year 2016** and duly registered at the Office of D.S.R. – V South 24 Parganas
27. Deed of Conveyance dated 06th September 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 82228 to 82269, being deed No. **02859 for the year 2016** and duly registered at the office of D.S.R. – V, South 24 Parganas
28. General Power of Attorney dated 23rd September 2016, recorded in Book No. IV, Volume No. 1630-2016, Pages from 4060 to 4080, being deed No. **00216 for the year 2016** and duly registered at the office of D.S.R. V South 24 Parganas
29. General Power of Attorney dated 04th November 2016, recorded in Book No. IV, Volume No. 1630-2016, Pages from 4697 to 4712, being deed No. **00257 for the year 2016** at the Office of D.S.R. – V, South 24 Parganas
30. Deed of Conveyance dated 04th November 2016 recorded in Book No. I, Volume No. 1630-2016, Pages from 98517 to 98540, being deed No. **03399 for the year 2016** and duly registered at the Office of D.S.R. – V South 24 Parganas



31. Deed of Gift dated 18th January 2017, recorded in Book no. I, Volume No. 1621-2017, Pages from 4888 to 4915, being Deed No. **00211 for the year 2017** and duly registered at the Office of A.D.S.R. Bhargar
32. Deed of Conveyance dated 02nd May 2017, recorded in Book no. I, Volume No. 1630-2017, Pages from 42809 to 42835, being deed No. **01373 for the year 2017** and duly registered at the office of D.S.R. - V, South 24 Parganas
33. General Power of Attorney dated 02nd May, 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 1655 to 1677, being No. **00095 for the year 2017** and duly registered at the Office of D.S.R. - V South 24 Parganas
34. General Power of Attorney dated 19th December 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 5810 to 5826, being No. **00298 for the year 2017** and duly registered at the Office of D.S.R. - V South 24 Parganas
35. General Power of Attorney dated 22nd April 2019, recorded in Book no. IV, Volume No. 1630-2019, Pages from 3933 to 3949, being No. **00119 for the year 2019** and duly registered at the Office of D.S.R. - V South 24 Parganas
36. Deed of Conveyance dated 14th November 2022, recorded in Book no. I, Volume No. 1630-2022, Pages from 185883 to 185909, being No. **05266 for the year 2022** and duly registered at the Office of D.S.R. V, South 24 Parganas.
37. Deed of Conveyance dated 14th November 2022, recorded in Book no. IV, Volume No. 1630-2022, Pages from 185910 to 185936, being No. **05267 for the year 2022** and duly registered at the Office of D.S.R. V South 24 Parganas
38. Deed of Conveyance dated 16th November 2022, recorded in Book no. I, Volume No. 1630-2022, Pages from 185937 to 185966, being No. **05268 for the year 2022** and duly registered at the Office of District Sub- Registrar V, South 24 Parganas
39. Deed of Conveyance dated 07th February 2024, recorded in Book no. I, Volume No. 1630-2024, Pages from 9632 to 9666, being No. **00392 for the year 2022** and duly registered at the Office of District Sub- Registrar V, South 24 Parganas,
40. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1164 in the name of Chayana Ghosh issued by B.L. & L.R.O. Bhargar, South 24 Parganas.
41. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1163 in the name of Sarati Ghosh issued by B.L. & L.R.O. Bhargar, South 24 Parganas.
42. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1176 in the name of Subhash Chandra Ghosh issued by B.L. & L.R.O. Bhargar, South 24 Parganas.
43. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1175 in the name of Somnath Ghosh issued by B.L. & L.R.O. Bhargar, South 24 Parganas.
44. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1173 in the name of Pratima Ghosh issued by B.L. & L.R.O. Bhargar, South 24 Parganas.





45. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1174 in the name of Sajal Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
46. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1172 in the name of Prabhat Kumar Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
47. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1177 in the name of Sushil Kumar Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
48. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1180 in the name of Saraswati Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
49. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1168 in the name of Lakhi Rani Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
50. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1169 in the name of Madan Mohan Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
51. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1167 in the name of Krishnapada Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
52. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1170 in the name of Menka Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
53. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1171 in the name of Nihar Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
54. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1160 in the name of Ajibali Sanpu issued by B.L. & L.R.O. Bhangar, South 24 Parganas.
55. Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1165 in the name of Draupadi Ghosh issued by B.L. & L.R.O. Bhangar, South 24 Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO. 973 (84.49 Decimals out of 1.79 Acre)

WHEREAS at all material times and intent as per the Record of Rights of the Revisional Settlement one **Sri Uttam Chandra Ghosh** was the owner of **ALL THAT** piece and parcel of land measuring an area of about **1 179 decimal** comprised in Mouza Hatishala, appertaining to **R.S. Dag No. 973**, under **R.S. Khatian No. 241**, P.S. Rajarhat, in the District (South) 24 Parganas.

AND WHEREAS the said **Uttam Chandra Ghosh** while being seized possessed entitled and/or otherwise of the aforesaid recorded land i.e. **179 decimals** died intestate leaving behind him surviving his Seven sons namely **BIPIN BEHARI GHOSH (19.88 decimals)**, **SATISH CHANDRA GHOSH (19.89 decimals)**, **JYOTISH CHANDRA GHOSH (19.88 decimals)**, **NAGENDRANATH GHOSH (19.88 decimals)**, **RAJENDRA KUMAR GHOSH (19.88 decimals)**, **KHITISH CHANDRA GHOSH (19.88 decimals)** and **LALIT MOHAN GHOSH (19.88 decimals)** and Two daughters namely **SUBODHBALA GHOSH (19.88 decimals)** and **RADHARANI GHOSH (19.88 decimals)** as his legal heirs and successors as per the Hindu Succession Act, Be it noted herein that, the wife of Late Uttam Chandra Ghosh namely Sashibala Ghosh has prelate him.





AND WHEREAS the said Bipin Behari Ghosh while being seized possessed entitled and/or otherwise of the inherited share in the land i.e. 19.88 decimals died intestate leaving behind him surviving his Two sons namely BHADRESHWAR GHOSH (6.6266 decimals) and SIDHESHWAR GHOSH (6.6266 decimals) and One daughter NIHAR BALA GHOSH (6.6266 decimals) as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Conveyance dated 11th November 1983, recorded in Book No. 1, Volume No. 218, Pages from 187 to 190, being Deed No. 09608 for the year 1983 and duly registered at the Office of S.R. Bhangar, South 24 Parganas, the said Sidheshwar Ghosh sold conveyed and transferred ALL THAT Piece and Parcel of land measuring an area of about 10 decimal (Instead of his actual inherited share i.e. 6.6266 decimals) comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No. 241, in the District South 24 Parganas, unto and in favour of one Ajibai Sanpui, For the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by vny of a Deed of Conveyance dated 04th July 1984, recorded in Book No. 1, Volume No. 76, Pages from 401 to 406, being Deed No. 06104 for the year 1984 and duly registered at the office of S.R. Bhangar, South 24 Parganas, said Bhadreshwar Ghosh sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 179 decimals (Instead of his actual inherited share i.e. 6.6266 decimals) comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of Somnath Ghosh. For the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by virtue of Two Deeds of Conveyance (i) recorded in Book No. 1, Volume No. 36, pages from 381 to 390, being Deed No. 02315 for the year 1996 (ii) recorded in Book No. 1, Volume No. 36, pages from 391 to 400, being Deed No. 02316 for the year 1996 and both duly registered at the office of S.R. Bhangar said Nihar Bala Ghosh sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 179 decimals (instead of her actual inherited share 6.6266 decimals) comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No. 241, in the District South 24 Parganas, unto and in favour of BIDYUT KUMAR GHOSH AND BIMAN KUMAR GHOSH, For the consideration and on the terms and condition mentioned therein.

AND WHEREAS by virtue of Deed of Gift dated 07th August 2002, recorded in Book No. 1, Volume No. 49, pages from 261 to 268, being Deed No. 02729 for the year 2004 and duly registered at the Office of A.D.S.R. Bhangar, said Lalit Mohan Ghosh, out of his natural love and affection gifted and transferred ALL THAT piece and parcel of land admeasuring 179 decimals (instead of inherited 19.88 decimals) comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of his son AMIYA KUMAR GHOSH, for the terms and conditions mentioned therein.

AND WHEREAS the said SATISH CHANDRA GHOSH while being seized possessed entitled and/or otherwise of the inherited share in land died intestate leaving behind him surviving his five brothers



namely JYOTISH CHANDRA GHOSH (2.48625 decimal), KHITISH CHANDRA GHOSH (2.48625 decimal), LALIT MOHAN GHOSH (2.48625 decimal), NAGENDRA NATH GHOSH (2.48625 decimal) and RAJENDRA KUMAR GHOSH @ RAJENDRA NATH GHOSH (2.48625 decimal), Two sisters namely SUBODHBALA GHOSH (2.48625 decimal) AND RADHARANI GHOSH (2.48625 decimal), Two nephews namely BHADRESHWAR GHOSH (0.82875 decimal) and SIDHESHWAR GHOSH (0.82875 decimal) and one niece namely NIHAR BALA GHOSH (0.82875 decimal) as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said JYOTISH CHANDRA GHOSH while being seized possessed entitled and/or otherwise of the inherited share in land i.e. 22.366 decimals died intestate leaving behind him surviving his widow namely SITA BALA GHOSH (2.796 decimals), Four sons namely BUDDHISHWAR GHOSH (2.796 decimals), SHAMBHU NATH GHOSH (2.796 decimals), BISHNUPADA GHOSH (2.796 decimals) and SWAPAN KUMAR GHOSH (2.796 decimals) and Three daughters namely KURUNA BALA @ MENOKA GHOSH (2.796 decimals), SUMITRA GHOSH (2.796 decimals) and BRINDA RANI GHOSH (2.796 decimals) as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said KHITISH CHANDRA GHOSH while being seized possessed entitled and/or otherwise of the inherited share in land i.e. 22.366 decimals died intestate leaving behind him surviving his widow namely NAMITA GHOSH (5.592 decimals) and Three sons namely SADHAN KUMAR GHOSH (5.592 decimals), SUKUMAR GHOSH (5.592 decimals) and PHANIBHUSAN GHOSH (5.592 decimals) as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said NAGENDRA NATH GHOSH while being seized possessed entitled and/or otherwise of the inherited share in land i.e. 22.366 died intestate leaving behind him surviving his Four sons namely BALARAM GHOSH (2.485 decimals), MADANMOHAN GHOSH (2.485 decimals), KRISHNAPADA GHOSH (2.485 decimals) and ASHOKE GHOSH (2.485 decimals) and Five daughters namely LAKKHIRANI GHOSH (2.485 decimals), SWARASATI GHOSH (2.485 decimals), DOUPADI GHOSH (2.485 decimals), CHAYNA GHOSH (2.485 decimals) and MENAKA GHOSH (2.485 decimals) as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said RAJENDRA NATH GHOSH while being seized possessed entitled and/or otherwise of the inherited share in land i.e. 22.366 decimals died intestate leaving behind him surviving his widow namely SOROJINI GHOSH (2.033 decimals), Three sons namely PRABHAT GHOSH (2.033 decimals), SUSHEEL GHOSH (2.033 decimals) and SUBHAS CHANDRA GHOSH (2.033 decimals) and Seven daughters namely SANDHYARANI GHOSH (2.033 decimals), JYOTSNA GHOSH alias INDRANI GHOSH (2.033 decimals), PURNIMA GHOSH (2.033 decimals), PRATIMA GHOSH (2.033 decimals), MIRA GHOSH (2.033 decimals), KALYANI GHOSH (2.033 decimals) and ARATI BALA GHOSH (2.033 decimals) as his legal heirs and successors as per the Hindu Succession Act, 1956.



AND WHEREAS said **SUBODH BALA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **22.366 decimals** died intestate leaving behind surviving her Three sons namely **SRI KRISHNA MOHAN GHOSH (3.195 decimals)**, **SRI SANTOSH KUMAR GHOSH (3.195 decimals)** and **SRI BALAI CHANDRA GHOSH (3.195 decimals)** and Four daughters namely **SMT. YAMUNA GHOSH (3.195 decimals)**, **SMT. KAMALA GHOSH (3.195 decimals)**, **SMT. SOBHARANI GHOSH (3.195 decimals)** and **SMT. SUJATA GHOSH (3.195 decimals)** as her legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS the said **KRISHNAPADA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **2.485 decimals** died intestate leaving behind him surviving his widow namely **UMARANI GHOSH (0.828 decimals)** and Two sons namely **BISWAJIT GHOSH (MINOR) (0.828 decimals)** and **SUBHOJIT GHOSH (MINOR) (0.828 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS the said **ASHOKE GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land died i.e. **2.485 decimals** intestate leaving behind him surviving his widow namely **PROTIMA GHOSH (0.828 decimals)** and Two sons namely **SURESH GHOSH (MINOR) (0.828 decimals)** and **ABHIJIT GHOSH (MINOR) (0.828 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **KRISHNA MOHAN GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **3.195 decimals** died intestate leaving behind him surviving his widow namely **SMT. KANANBALA GHOSH (0.799 decimals)**, Two sons namely **SRI GOBINDO GHOSH (0.799 decimals)** and **SRI MADHUSUDHAN GHOSH (0.799 decimals)** and One daughter namely **SMT. REBA GHOSH (0.799 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **YAMUNA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e., **3.195 decimals** died intestate leaving behind surviving her only daughter namely **SMT. ASHALATA GHOSH ALIAS BINA GHOSH** as her legal heir and successor as per the Hindu Succession Act, 1956.

AND WHEREAS said **SUJATA GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e., **3.195 decimals** died intestate leaving behind surviving her Three sons namely **SRI ASHIT KUMAR GHOSH (0.799 decimals)**, **SRI SUSHANTA GHOSH (0.799 decimals)** and **SRI PULAKESH GHOSH (0.799 decimals)** and One daughter namely **SMT. SUMITA BAGUI (0.799 decimals)** as her legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **Bidyut Kumar Ghosh and Biman Kumar Ghosh** vide a General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. 1, Pages from 1291 to 1304, being Deed No. 00078 for the year 2015 and duly registered at the office of A.D.S.R. Bhargar, appointed.





one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **6.62 decimals**, comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under **R.S. Khatian No. 241**, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Sandhyarani Ghosh, Jyotsna Ghosh Alias Indrani Ghosh, Purnima Ghosh, Pratima Ghosh, Mira Ghosh, Kalyani Ghosh** and **Arati Bala Ghosh** granted a General Power of Attorney dated 14th February 2012, being Deed No. **00033** for the year **2012** and duly registered at the office of **A.D.S.R. Bhangar**, appointed one **Surajit Mondal** for **ALL THAT** piece and parcel of land measuring an area of about **14.231 decimals**, comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under **R.S. Khatian No. 241**, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 03rd April 2012 recorded in Book No. I, CD Volume No. 06, Pages from 2389 to 2405, being Deed No. **01577** for the year **2012** and duly registered at the Office of **A.D.S.R. Bhangar**, said **Sandhyarani Ghosh, Jyotsna Ghosh Alias Indrani Ghosh, Purnima Ghosh, Pratima Ghosh, Mira Ghosh, Kalyani Ghosh** and **Arati Bala Ghosh** (*being represented by their constituted attorney namely Surajit Das*) jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **14.23 decimals** comprised in Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973** under **R.S. Khatian No. 241**, in the District South 24 Parganas unto and in favour of **M/S. BAYEN ENTERPRISE**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 14th February 2015 recorded in Book No. I, CD Volume No. 1, Pages from 8480 to 8495, being Deed No. **00488** for the year **2015** and duly registered at the Office of **D.S.R. III, South 24 Parganas**, said **M/S. BAYEN ENTERPRISE** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **14.23 decimal** comprised in Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973** under **R.S. Khatian No. 241**, in the District South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS said **Somnath Ghosh** vide a General Power of Attorney dated 24th April, 2015, recorded in Book No. IV, CD Volume No. 1, Pages from 1305 to 1316, being Deed No. **00079** for the year **2015** and duly registered at the office of **A.D.S.R. Bhangar**, appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **6.62 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under **R.S. Khatian No. 241**, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 29th April 2015, recorded in Book No. I, CD Volume No. 7, Pages from 3447 to 3488, being Deed No. **02453** for the year **2015** and duly registered at the Office of **A.D.S.R. Bhangar**, said **Madanmohan Ghosh, Lakshirani Ghosh, Swarasati Ghosh,**



Doupadi Ghosh, Chayna Ghosh, Menaka Ghosh, Umarani Ghosh, Protima Ghosh, Suresh Ghosh (Minor), Abhijit Ghosh (Minor), *(being represented by their natural guardian i.e. Protima Ghosh)* Subhojit Ghosh (Minor) & Biswajit Ghosh (Minor) *(being represented by their natural guardian i.e. Umarani Ghosh)* jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 17.67 decimals out of 19.878 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 04th May 2015, recorded in Book No. 1, CD Volume No.7, Pages from 3375 to 3400, being Deed No. 02479 for the year 2015 and duly registered at the Office of A.D.S.R. Bhargar said **Somnath Ghosh** *(being represented by his constituted attorney namely Bholanath Gayen)* sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 6.62 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No, 242, in the District South 24 Parganas, unto and in favour of one **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions mentioned therein, the said Sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS by virtue of a Deed of Conveyance dated 04th May, 2015, recorded in Book No. 1, CD Volume No.7, Pages from 3515 to 3542, being Deed No. 02486 for the year 2015 and duly registered at the Office of A.D.S.R. Bhargar, said **Bidyut Kumar Ghosh and Biman Kumar Ghosh** *(being represented by their constituted attorney namely Bholanath Gayen)* jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 6.62 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No, 242, in the District South 24 Parganas, unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions mentioned therein, the said Sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS by virtue of Deed of Conveyance dated 26th May, 2015 recorded in Book No. 1, Volume No.1603-2015, Pages from 23486 to 23515, being Deed No. 04445 for the year 2015 and duly registered at the Office of D.S.R. – III South 24 Parganas, said **Radharani Ghosh** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 22.37 decimal comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of one **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions mentioned therein, the said Sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS by virtue of a Deed of Conveyance dated 26th May 2015 recorded in Book No. 1, Volume No.1602-2015, Pages from 23800 to 23842, being Deed No. 04447 for the year 2015 and duly registered at the Office of D.S.R. – III South 24 Parganas, said **Sadhan Ghosh, Phanibhushan Ghosh,**

Sukumar Ghosh and Namita Ghosh jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **22.37 decimal** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned. The said Sale was confirmed by **SWAPNABHUMI REALTORS LTD.**

AND WHEREAS said **Prabhat Kumar Ghosh, Sushil Ghosh, Subhas Chandra Ghosh and Sarojini Ghosh** vide a General Power of Attorney dated 28th September 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1822 to 1845, being Deed No. **00180** for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, jointly appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **6.86 decimals** out of **8.132 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under R.S. Khatian No, 241, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Sri Balai Chandra Ghosh, Sri Santosh Kumar Ghosh, Smt. Kamala Ghosh, Smt. Sobharani Ghosh, Sri Gobiundo Ghosh, Sri Madhusudhan Ghosh, Smt. Kananbala Ghosh, Smt. Reba Ghosh, Smt. Ashalata Ghosh alias Bina Ghosh, Sri Ashit Kumar Ghosh, Sri Sushanta Ghosh and Sri Pulakesh Ghosh** vide a General Power of Attorney dated 29th September 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1858 to 1898, being Deed No. **00182** for the year 2015 and duly registered at the Office of A.D.S.R. Bhangar, jointly appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **21.57 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under R.S. Khatian No, 241, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Smt. Sumita Bagui** vide a General Power of Attorney dated 15th October 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 1943 to 1960, being Deed No. **00187** for the year 2015 at the Office of A.D.S.R. Bhangar, appointed one **Bholanath Gayen** for **ALL THAT** piece and parcel of land measuring an area of about **0.79 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 972**, under R.S. Khatian No, 241, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 15th February 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 16289 to 16320, being Deed No. **00538** for the year 2016 and duly registered at the Office of D.S.R. – V South 24 Parganas, said **Ajibali Sunpui** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **6.63 decimal** (*instead of his actual purchased share i.e. 6.6266 decimals*) comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under R.S. Khatian No, 241, in the District South 24 Parganas unto and in favour of one **BLOOMSBURY INFRASTRUCTURE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned. The sale was confirmed by **Rased Midde**.



AND WHEREAS by virtue of a Deed of Conveyance dated 06th September 2016, recorded in Book No. I, Volume No. 1630-2016, Pages from 82228 to 82269, being deed No. 02859 for the year 2016 and duly registered at the office of D.S.R. – V, South 24 Parganas, said Madan Mohan Ghosh, Uma Rani Ghosh, Biswajit Ghosh, Subhajit Ghosh, Pratima Ghosh, Suresh Ghosh, Abhijit Ghosh, Lakshirani Ghosh, Swarasati Ghosh, Doupadi Ghosh, Chayna Ghosh, Menaka Ghosh, Bhadreswar Ghosh, Sidheshwar Ghosh, Nihar Bala Ghosh, Sarojini Ghosh, Parabhat Ghosh, Sushil Ghosh & Subhash Chandra Ghosh *(All being represented by their constituted attorney Subrata Purakait)* jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 5.93 decimals out of 5.966 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of one PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions therein mentioned. It shall be noted that on perusal of the aforesaid Sale deed it has been noticed that the Vendors in the said Sale deed have appointed the said Subrata Purakait as their constituted attorney vide General Power being No. 00180 of 2015, but on perusal of the General power of Attorney it has been noticed that said Prabhat Kumar Ghosh, Sushil Ghosh, Subhas Chandra Ghosh And Sarojini Ghosh have appointed one Bholanath Gayen. Hence, due to such inadvertence this Sale Transaction stands to be void.

AND WHEREAS said Sita Bala Ghosh, Buddhishwar Ghosh, Shambhu Nath Ghosh, Bishnupada Ghosh, Swapan Kumar Ghosh, Kuruni Bala @ Menoka Ghosh, Sumitra Ghosh and Brinda Rani Ghosh vide a General Power of Attorney dated 23rd September 2016, recorded in Book No. IV, Volume No. 1630-2016, Pages from 4060 to 4080, being deed No. 00216 for the year 2016 and duly registered at the office of D.S.R. V South 24 Parganas, appointed one Pulak Kumar Das for ALL THAT piece and parcel of land measuring an area of about 22.37 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No. 241, in the District South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said Anilya Kumar Ghosh vide a General Power of Attorney dated 04th November 2016, recorded in Book No. IV, Volume No. 1630-2016, Pages from 4697 to 4712, being deed No. 00257 for the year 2016 at the Office of D.S.R. – V, South 24 Parganas, appointed one Pulak Kumar Das for ALL THAT piece and parcel of land measuring an area of about 19.89 decimal comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973, under R.S. Khatian No. 241, in the District South 24 Parganas, For doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 04th November 2016 recorded in Book No. I, Volume No. 1630-2016, Pages from 98517 to 98540, being deed No. 03399 for the year 2016 and duly registered at the Office of D.S.R. – V South 24 Parganas, the said Sita Bala Ghosh, Buddhishwar Ghosh, Shambhu Nath Ghosh, Bishnupada Ghosh, Swapan Kumar Ghosh, Kuruni Bala @ Menoka Ghosh, Sumitra Ghosh and Brinda Rani Ghosh *(All being represented by their constituted attorney namely Pulak Kumar Das)* jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 22.37 decimals comprised Mouza Hatishala, appertaining to R.S. & L.R. Dag No. 973,



under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of **BLOOMSBURY INFRASTRUCTURE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of Deed of Gift dated 18th January 2017, recorded in Book no. I, Volume No. 1621-2017, Pages from 4888 to 4915, being Deed No. 00211 for the year 2017 and duly registered at the Office of A.D.S.R. Bhargar, said **Siddheswar Ghosh** out of his natural love and affection gifted and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.82 decimals** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of his son **Sadhan Ghosh**, For the terms and conditions mentioned therein.

AND WHEREAS said **BIADRESHWAR GHOSH** while being seized possessed entitled and/or otherwise of the inherited share in land i.e. **0.82875 decimals** died intestate leaving behind him surviving his widow namely **ARATI GHOSH (0.165 decimals)**, Two sons namely **BIDYUT GHOSH (0.165 decimals)** and **BIMAN GHOSH (0.165 decimals)** and Two daughters namely **REKHA GHOSH (0.165 decimals)** and **BELA GHOSH (0.165 decimals)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Conveyance dated 02nd May 2017, recorded in Book no. I, Volume No. 1630-2017, Pages from 42809 to 42835, being deed No. 01373 for the year 2017 and duly registered at the office of D.S.R. - V, South 24 Parganas, said **Arati Ghosh** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.17 decimal** comprised Mouza Hatishala, appertaining to **R.S. & L.R. Dag No. 973**, under R.S. Khatian No. 241, in the District South 24 Parganas unto and in favour of one **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said **Bidyut Ghosh and Biman Ghosh** vide a General Power of Attorney dated 02nd May, 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 1655 to 1677, being No. 00095 for the year 2017 and duly registered at the Office of D.S.R. - V South 24 Parganas, appointed one **Puspendu Das** for **ALL THAT** piece and parcel of land measuring an area of about **0.34 decimals** comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 973**, under R.S. Khatian No. 241, P.S. Bhargar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Sadhan Ghosh** vide a General Power of Attorney dated 19th December 2017, recorded in Book no. IV, Volume No. 1630-2017, Pages from 5810 to 5826, being No. 00298 for the year 2017 and duly registered at the Office of D.S.R. - V South 24 Parganas, appointed one **Puspendu Das** for **ALL THAT** piece and parcel of land measuring an area of about **0.83 decimals** comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 973**, under R.S. Khatian No. 241, P.S. Bhargar now





Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said **Balaram Ghosh** vide a General Power of Attorney dated 22nd April 2019, recorded in Book no. IV, Volume No. 1630-2019, Pages from 3933 to 3949, being No. 00119 for the year 2019 and duly registered at the Office of D.S.R. - V South 24 Parganas, appointed one **Puspendu Das** for **ALL THAT** piece and parcel of land measuring an area of about 2.49 decimals comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 973**, under R.S. Khatian No. 241, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 14th November 2022, recorded in Book no. I, Volume No. 1630-2022, Pages from 185883 to 185909, being No. 05266 for the year 2022 and duly registered at the Office of D.S.R. V, South 24 Parganas, said **PANCHMAHAL CONCLAVE PVT. LTD.** sold, conveyed and transferred **ALL THAT** demarcated piece and parcel of land area measuring about 9.9 decimals out of 90.05 decimals, comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 973**, under Khatian No. 1847, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas unto and in favour of **Anjan Reuth**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 14th November 2022, recorded in Book no. IV, Volume No. 1630-2022, Pages from 185910 to 185936, being No. 05267 for the year 2022 and duly registered at the Office of D.S.R. V South 24 Parganas, said **PANCHMAHAL CONCLAVE PVT. LTD.** sold, conveyed and transferred **ALL THAT** demarcated piece and parcel of land area measuring about 9.9 decimals out of 80.15 decimals, comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 973**, under Khatian No. 1847, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas unto and in favour of **Tanmoy Ghosh**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 16th November 2022, recorded in Book no. I, Volume No. 1630-2022, Pages from 185937 to 185966, being No. 05268 for the year 2022 and duly registered at the Office of District Sub- Registrar V, South 24 Parganas, said **PANCHMAHAL CONCLAVE PVT. LTD.** sold, conveyed and transferred **ALL THAT** demarcated piece and parcel of land area measuring about 7.99 decimals out of 70.25 decimals, comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 973**, under Khatian No. 1847, 1804, 377, 378, 1806, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas unto and in favour of **Rabi Adhikary**, for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance dated 07th February 2024, recorded in Book no. I, Volume No. 1630-2024, Pages from 9632 to 9666, being No. 00392 for the year 2022 and duly registered at the Office of District Sub- Registrar V, South 24 Parganas, said **Bloomsbury Infrastructure Private**



Limited, Panchmahal Conclave Pvt. Ltd., Amiya Ghosh *(being represented by his constituted attorney namely Pulak Kumar Das)*, Anjan Routh, Tanmoy Ghosh & Rabi Adhikary jointly sold, conveyed and transferred **ALL THAT** demarcated piece and parcel of land area measuring about **84.49 decimals** out of **138.93 decimals**, comprised in Mouza Hatishala, J.L. No. 09 appertaining to **R.S. Dag No. 973**, under L.R. Khatian Nos. 1667,1804,197,1806,372,373,374,375,1414,1820,389,525,383,3663,3662 &3879. P.S. Bhungar now Kolkata Leather Complex, in the District of South 24 Parganas unto and in favour of **SAMBIT BASU**, for the consideration and on the terms and conditions mentioned therein.

SL. No.	PRESENT OWNERS OF R.S. AND L.R DAG NO.973(P)	LAND AREA OWNED (IN DECIMALS)	LAND AREA MUTATED (IN DECIMALS)	L.R. KHATIAN NUMBER
1.	SAMBIT BASU	84.49	84	4135
2.	BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED, PANCHMAHAL CONCLAVE PVT. LTD., AMIYA GHOSH ANJAN ROUTH, TANMOY GHOSH & RABI ADHIKARY	54.446		
3.	BALARAM GHOSH	2.49(GPA)	0	1805
4.	SADHAN GHOSH	0.83(GPA)		
5.	BIDYUT GHOSH & BIMAN GHOSH	0.34 (GPA)		
6.	REKHA GHOSH & BELA GHOSH	0.33		
7.	MADAN MOHAN GHOSH, UMA RANI GHOSH, BISWAJIT GHOSH, SUBHAJIT GHOSH, PRATIMA GHOSH, SURESH GHOSH, ABHIJIT GHOSH, LAKKHIRANI GHOSH, SWARASATI GHOSH, DOUPADI GHOSH, CHAYNA GHOSH, MENAKA GHOSH	2.208		
8.	NIHAR BALA GHOSH	0.82875		
9.	PRABHAT KUMAR GHOSH, SUSHIL GHOSH, SUBHAS CHANDRA GHOSH AND SAROJINI GHOSH	8.132(GPA for 6.86 and Individual 1.272)	8.4	190,191,192,
10.	SRI BALAJI CHANDRA GHOSH, SRI SANTOSH KUMAR GHOSH, SMT. KAMALA GHOSH, SMT. SOBHRANI GHOSH, SRI GOVINDO GHOSH, SRI MADHUSUDHAN GHOSH, SMT. KANANBALA GHOSH, SMT. REBA GHOSH, SMT. ASHALATA GHOSH ALIAS BINA GHOSH, SRI ASHIT KUMAR GHOSH, SRI SUSHANTA GHOSH AND SRI PULAKESH GHOSH	21.57(GPA)		
11.	SUMITA BAGUI	0.79		
12.	LALIT MOHAN GHOSH	2.48625		
	TOTAL	178.941		

Observation:-

- Be it noted herein that after perusing Deed No. 02859 for the year 2016, it has been noticed that the Vendors in the said Sale deed have appointed one Subrata Purkait as their constituted attorney vide General Power being No. 00180 of 2015, but on perusal of the General Power of

Attorney it has been noticed that one Prabhat Kumar Ghosh, Sushil Ghosh, Subhas Chandra Ghosh and Sarojini Ghosh have appointed one Bholanath Gayen, Hence, due to such inadvertence the Sale Transaction stands to be void.

OPINION:

PURSUANT TO perusing and examining the recited title deeds and documents **AND FURTHER PURSUANT TO** searching carried out in the recited offices, departments, courts **AND SUBJECT TO** our recited observation herein before in this report, the title of the said **SAMBIT BASU** upon an area of 12.052 decimals (Full dag), appears to be clear and marketable.

R.S. AND L.R. DAG NO.974**PRESENT OWNER OF R.S. & L.R DAG NO. 974 (04.28 Decimals out of 1.6 Acre):**

1. **AMIT GHOSH**, son of Mr. Tapan Ghosh, residing at Khuriberia, P.S. & P.O. Bishnupur, District South 24 Parganas, West Bengal-743503

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO. 974: -

1. R.S. Parcha of R.S. Dag No. 974 dated 18.04.1985.
2. Warrison Certificate of Late Khalil Molla dated 02.02.2015.
3. Warrison Certificate of Late Abdul Rough Molla dated 29.03.2017.
4. Deed of Conveyance, recorded in Book No. 1, Volume No. 181, Pages from 141 to 1489, being Deed No. 07677 for the year 1983 and duly registered at the Office of Sub-Registrar.
5. Deed of Conveyance dated 23rd September 2016, recorded in Book No. 1, Volume No. 1630-2016, Pages from 85780 to 85817, being Deed No. 02983 for the year 2016 and duly registered at the Office of D.S.R. – V South 24 Parganas.
6. General Power of Attorney dated 20th September 2022, being Deed No. 08957 for the year 2022 and duly registered at the Office of A.D.S.R. Bhangaar.
7. Deed of Conveyance dated 23rd September 2022, recorded in Book No. 1, Volume No. 1630-2022, Pages from 170495 to 170518, being Deed No.04684 for the year 2022 and duly registered at the Office of D.S.R. – V South 24 Parganas.
8. Deed of Conveyance dated 16th January 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 2807 to 2827, being Deed No. 00125 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO. 974 (04.28 Decimals out of 1.6 Acre)**DEVOLUTION OF SER ALI MOLLA**

WHEREAS at all material times and intents, as per Revisional Settlement Record of Rights one **Ser Ali Molla** was the owner of 11.25 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S.





Dag No. 974, under R.S. Khatian No. 242, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas.

AND WHEREAS said Ser Ali Molla while being seized possessed entitled and/or otherwise of the abovementioned recorded share in the land i.e. 11.25 decimals died intestate leaving behind him surviving his widow namely JAYTANNECHA BIBI (1.406 decimal), One daughter namely NURHUDA BEGUM (4.922 decimals) and one brother namely TALEB ALI MOLLA (4.922 decimals) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by Deed of Conveyance, recorded in Book No. 1, Volume No. 181, Pages from 141 to 1489, being Deed No. 07677 for the year 1983 and duly registered at the Office of Sub-Registrar, Bhangar, said Jaytannecha Bibi and Nurhuda Begum jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 11.25 decimals (*Instead of their actual inherited share i.e. 6.328 decimals*) comprised in Mouza Hatishala, J.L. No. 9 appertaining to R.S. Dag No. 974 under R.S. Khatian No. 242 unto and in favour of Khalil Molla, for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS said Khalil Molla while being seized possessed entitled and/or otherwise of the aforesaid purchased property i.e. 6.328 decimals died intestate leaving behind him surviving his wife Latifannecha Bibi (0.791 decimal), One son namely Abdur Raugh Molla (1.845 decimals) and Four daughters namely Rahila Bibi (0.922 decimal), Rajila Bibi (0.922 decimal), Manjuara Bibi (0.922 decimal) and Sanjuara Bibi (0.922 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Conveyance dated 23rd September 2016, recorded in Book No. 1, Volume No. 1630-2016, Pages from 85780 to 85817, being Deed No. 02983 for the year 2016 and duly registered at the Office of D.S.R. - V South 24 Parganas, said Latifannecha Bibi, Rahila Bibi, Rajila Bibi, Manjuara Bibi and Sanjuara Bibi jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 7.96 decimals (*Instead of their actual inherited share i.e. 4.479 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 974 under R.S. Khatian No. 242, P.S. Bhangore now Kolkata Leather Complex in the District of South 24 Parganas unto in favour of PANCHMAHAL CONCLAVE PVT. LTD. for the consideration and on the terms and conditions mentioned therein. The Sale was confirmed by Bholanath Gayen.

AND WHEREAS said Abdur Raugh Molla while seized possessed entitled and/or otherwise of his inherited share in the land i.e. 1.845 decimals died intestate leaving behind him surviving his widow namely Nayanara Khatun (0.230 decimal) and Two daughters namely Hazrati Rumaiya (0.807 decimal) and Hazrati Muzaiya (Minor) (0.807 decimal) as his legal heirs and successors as per the Mohammedan Law.



AND WHEREAS said Hazzrati Rumaiya vide a General Power of Attorney dated 20th September 2022, being Deed No. 08957 for the year 2022 and duly registered at the Office of A.D.S.R. Bhangar appointed one Nayantara Khatun for **ALL THAT** piece and parcel of land measuring an area of about 1.43 decimal (*Instead of her actual inherited share in land i.e. 0.807 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 974 under R.S. Khatian No. 242, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 23rd September 2022, recorded in Book No. I, Volume No. 1630-2022, Pages from 170495 to 170518, being Deed No.04684 for the year 2022 and duly registered at the Office of D.S.R. – V South 24 Parganas, said **NAYANTARA KHATUN, HAZRATI RUMAIYA** (*being represented by her constituted attorney namely Nayantara Khatun*) and **HAZRATI MUZAIYA (MINOR)** (*being represented by her natural guardian i.e. her mother namely Nayantara Khatun*) jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about of 3.28 decimal (*Instead of their actual inherited share i.e. 1.845 decimal*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 974, under R.S. Khatian No. 242, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions mentioned therein. However no Court Permission was obtained towards sale of minor's share.

AND WHEREAS by virtue of a Deed of Conveyance dated 16th January 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 2807 to 2827, being Deed No. 00125 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas, said **PANCHMAHAL CONCLAVE PVT. LTD** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about of 4.28 decimals out of 6.324 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 974, under R.S. Khatian No. 245, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of **AMIT GHOSH**, for the consideration and on the terms and conditions mentioned therein.

Sl. No.	PRESENT OWNERS OF R.S. AND L.R DAG NO.974(P)	LAND AREA OWNED (IN DECIMALS)	LAND AREA MUTATED (IN DECIMALS)	L.R. KHATIAN NUMBER
1.	AMIT GHOSH	4.28	4	3919
2.	PANCHMAHAL CONCLAVE PRIVATE LIMITED	2.044		
3.	TALEB ALI MOLLA	4.922	11	3491
	TOTAL	11.25		

OPINION:

PURSUANT TO perusing and examining the recited title deeds and documents **AND FURTHER PURSUANT TO** searching carried out in the recited offices, departments, courts **AND SUBJECT TO** our recited observations herein before in this report, the title of the said **AMIT GHOSH**,





PANCHAMAHAL CONCLAVE PRIVATE LIMITED & TALEB ALI MOLLA upon an area of 11.25 decimals (Part dag), appears to be clear and marketable, each having undivided shares or interests therein.

R.S. AND L.R. DAG NO.976

PRESENT OWNERS OF R.S. & L.R DAG NO. 976 (28.214 Decimals out of 0.91 Acre):

1. **SAMBIT BASU** , son of Late Sabyasachi Basu, residing at Samannoy Park, P.S. Mahestala, P.O. Joteshibrampur, District South 24 Parganas, West Bengal-700141
2. **AMIT GHOSH**, son of Mr. Tapan Ghosh, residing at Khuriberia, P.S. & P.O. Bishnupur, District South 24 Parganas, West Bengal-743503
3. **M/S. SWAPNABHUMI REALTORS PRIVATE LIMITED**, a Company having its registered Office at VILL-HATISALA KLC, SOUTH 24 PARGANAS KOLKATA Parganas South WB 743425
4. **CHAPIYA BIBI**, daughter of late Rousan Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
5. **ABDUL HAI MIDDE**, son of late Safed Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
6. **MOMEN MIDDE @ MOMENA MIDDE**, son of late Safed Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
7. **RUNALAYLA MOLYA**, daughter of late Safed Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
8. **AYEP ALI MIDDE**, son of late Chholeman Midde and resident of Mouza Hatishala, District South 24 Parganas.
9. **LAYEP ALI MIDDE**, son of Late Chholeman Midde and resident of Mouza Hatishala, District South 24 Parganas.
10. **ALIYA BIBI ALIAS ASIYA BIBI**, daughter of Late Safed Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
11. **NURULNAHAR BIBI**, daughter of Late Safed Ali Midde and resident of Mouza Hatishala, District South 24 Parganas.
12. **BHABANI SARDAR NEE NASKAR**, daughter of Late Subhadra Naskar nee Sardar and resident of Mouza Hatishala, District South 24 Parganas.
13. **YUNUCH MOLLA**, son of Late Akbar Molla and resident of Mouza Hatishala, District South 24 Parganas.
14. **ICHHAQUE MOLLA**, son of Late Akbar Molla and resident of Mouza Hatishala, District South 24 Parganas.
15. **MD. IDRIS ALI MOLLA**, son of Late Akbar Molla and resident of Mouza Hatishala, District South 24 Parganas.



16. **JAHANARA BIBI NEE LASKAR**, daughter of Late Akbar Molla and resident of Mouza Hatishala, District South 24 Parganas.
17. **MOSKURA BIBI**, daughter of Late Akbar Molla and resident of Mouza Hatishala, District South 24 Parganas.
18. **MASUDA BIBI**, daughter of Late Akbar Molla and resident of Mouza Hatishala, District South 24 Parganas.
19. **SEKHARJAAN BIBI**, wife of Late Akbar Molla and resident of Mouza Hatishala, District South 24 Parganas.
20. **MANJUWARA BIBI**, daughter of Jiyad Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
21. **MD. ABDUL HAMID**, son of Late Ajed Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
22. **ABDUR MANNAF MOLLA**, son of Late Ajed Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
23. **ABDUR RAZAK MOLLA**, son of Late Ajed Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
24. **MD. RASHID ALI MOLLA**, son of Late Ajed Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
25. **MD. MUJIBAR RAHAMAN**, son of Late Ajed Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
26. **NUR JAHAN BIBI**, daughter of Late Ajed Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
27. **MAMTAZ BIBI NEE GOLDAR**, daughter of Late Jiyad Ali Molla and resident of Mouza Hatishala, District South 24 Parganas.
28. **JAMUNA NASKAR nee MONDAL**, daughter of Late Buddheswar Naskar and resident of Mouza Hatishala, District South 24 Parganas.

SCANNED COPIES OF DEEDS AND RELEVANT DOCUMENTS PERUSED AND EXAMINED OF R.S. & L.R DAG NO. 976: -

1. R.S. Parcha of R.S. Dag No. 976.
2. R.S. Parcha in the name of Buddeshwar Naskar in R.S. dag No. 976.
3. R.S. Parcha in the name of Chholeman Midde in R.S. dag No. 976.
4. Warrision Certificate of Late Buddeshwar Naskar dated 02nd December 2015, issued by Beonta No. I Gram Panchayat.
5. Warrision Certificate of Late Ajed Ali Molla, issued by Beonta No. II Gram Panchayat.
6. Warrision Certificate of Late Jiyad Ali Molla, dated 14th January 2021, issued by Beonta No. II Gram Panchayat.
7. Warrision Certificate of Late Akbar Ali Molla, dated 25th April 2022, issued by Beonta No. II Gram Panchayat.



8. Warrison Certificate of Late Rousan Ali Midde.
9. Warrison Certificate of Late Safed Ali Midde
10. Deed of Sale dated 14. 04. 1959, recorded in Book No. 1, Volume No. 38, Pages from 23 to 31, being Deed No. **03534 for the year 1959** and duly registered at the office of S.R. Bhangore.
11. Deed of Conveyance dated 21st March 1963, recorded in Book No. 1, Volume No. 32, Pages from 47 to 50, being Deed No. **03385 for the year 1963** and duly registered at the Office of S.R. Bhangore.
12. Deed of Conveyance; recorded in Book No. 1, being Deed No. **16838 for the year 1975** and duly registered at the office of (illegible).
13. Deed of Conveyance dated 15.07.2003, recorded in Book No. 1, being Deed No. **4611 for the year 2003** and duly registered at the Office of (illegible).
14. Deed of Conveyance dated 09.12.2003, recorded in Book No. I, Volume No. 17, Pages from 375 to 380, being Deed No. **04240 for the year 2003** and duly registered at the Office of A.D.S.R. Bhangar.
15. Deed of Conveyance dated 30th April 2004, recorded in Book No. 1, Volume No. 13, Pages from 8561 to 8575, being Deed No. **05470 for the year 2006** and duly registered at the Office of District Sub – Registrar III, South 24 Parganas.
16. Deed of Conveyance dated 14th May 2004, recorded in Book No. 1, Volume No. 14, Pages from 2463 to 2478, being Deed No. **05640 for the year 2006** and duly registered at the Office of DSR – III Alipur, South 24 Parganas.
17. Deed of Conveyance dated 24th May 2004, recorded in Book No. 1, Volume No. 13, Pages from 5228 to 5242, being Deed No. **05277 for the year 2006** and duly registered at the Office of District Sub – Registrar III, South 24 Parganas.
18. Deed of Conveyance dated 05th August, 2011, recorded in Book No. 1, CD Volume No. 09, pages from 2316 to 2332, being Deed No. **02948 for the year 2011** and duly registered at the Office of A.D.S.R. Bhangar.
19. General Power of Attorney dated 15th October 2015, recorded in Book No. IV, Volume No. 1621-2015, Pages from 2005 to 2029, being Deed No. **00190 for the year 2015** and duly registered at the Office of D.S.R. - IV South 24 Parganas.
20. Deed of Conveyance dated 04th February 2016 recorded in Book No. 1, Volume No. 1630-2016, Pages from 10602 to 10628, being Deed No. **00385 for the year 2016** and duly registered at the Office of D.S.R. – V, South 24 Parganas.
21. Deed of Conveyance dated 03rd October 2016 recorded in Book No. 1, Volume No. 1630-2016, pages from 88617 to 88640, being Deed No. **03084 for the year 2016** and duly registered at the Office of D.S.R. – V, South 24 Parganas.
22. General Power of Attorney dated 03rd October 2018, recorded in Book No. IV, Volume No. 1630-2018, Pages from 5690 to 5706, being Deed No. **00248 for the year 2018** and duly registered at the Office of D.S.R. - V South 24 Parganas.





23. Deed of Gift dated 26th November 2020, recorded in Book No. I, Volume No. 1621-2020, Pages from 170672 to 170750, being Deed No. **5000 for the year 2020** and duly registered at the Office of A.D.S.R. Bhangore.
24. General Power of Attorney dated 19th December 2022 and recorded in Book No. I, Volume No. 1604-2022, Pages from 447327 to 447345, being Deed No. **15111 for the year 2022** and duly registered at the Office of D.S.R. - IV South 24 Parganas.
25. General Power of Attorney dated 19th December 2022 recorded in Book No. I, Volume No. 1604-2022, Pages from 447274 to 447290, being Deed No. **15107 for the year 2022** and duly registered at the Office of D.S.R. - IV South 24 Parganas.
26. Deed of Conveyance dated 13th September 2023, recorded in Book No. I, Volume No. 1604-2023, Pages from 360612 to 360634, being Deed No. **11339 for the year 2023**, and duly registered at the office of D.S.R.-V, South 24-Parganas.
27. Deed of Conveyance dated 26th September 2023, recorded in Book No. I, Volume No. 1630-2023, Pages from 84926 to 84944, being Deed No. **02980 for the year 2023**, and duly registered at the office of D.S.R.-V, South 24-Parganas.
28. General Power of Attorney dated 29th December 2023, recorded in Book No. I, Volume No. 1904-2024, Pages from 45 to 67, being Deed No. **18531 for the year 2023** and duly registered at the office of A.R.A.-IV Kolkata.
29. Deed of Sale dated 07th March 2024, recorded in Book No. I, Volume No. 1604-2024, Pages from 79130 to 79154, being Deed No. **02676 for the year 2024** and duly registered at the office of D.S.R.-IV South 24-Parganas.
30. Deed of Conveyance dated 9th February 2024, recorded in Book No. I, Volume No. 1621-2024, Pages from 42938 to 42965, being Deed No. **01627 for the year 2024** and duly registered at the Office of A.D.S.R. Bhangore.
31. Deed of Conveyance dated 05th March, 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 17684 to 17703, being Deed No. **00700 for the year 2024** and duly registered at the Office of D.S.R. - V South 24 Parganas.
32. Deed of Conveyance dated 07th March, 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 19381 to 19402, being Deed No. **00754 for the year 2024** and duly registered at the Office of D.S.R. - V South 24 Parganas.
33. Deed of Conveyance dated 07th March, 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 19359 to 19380, being Deed No. **00755 for the year 2024** and duly registered at the Office of D.S.R. - V South 24 Parganas.
34. Deed of Conveyance dated 07th May, 2024, recorded in Book No. I, Volume No. 1621-2024, Pages from 122016 to 122045, being Deed No. **04512 for the year 2024** and duly registered at the Office of A.D.S.R. Bhangar.





35. Deed of Conveyance dated 09th May, 2024, recorded in Book No. 1, Volume No. 1621-2024, Pages from 123346 to 123374, being Deed No. 04756 for the year 2024 and duly registered at the Office of A.D.S.R., Bhangan.
36. Deed of Conveyance dated 17th January 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 2680 to 2700, being Deed No. 00138 for the year 2024, and duly registered at the office of D.S.R.-V, South 24-Parganas.
37. Deed of Conveyance dated 17th January 2024, recorded in Book No. 1, Volume No. 1604-2024, Pages from 18672 to 18696, being Deed No. 00513 for the year 2024, and duly registered at the office of D.S.R.-V, South 24-Parganas.

DEVOLUTION OF TITLE OF R.S. & L.R DAG NO. 976 (35.27 Decimals out of 0.91 Acre)

DEVOLUTION OF ROUSAN ALI MIDDE

WHEREAS as per Record of Rights under the Revisional Settlement one **Rousan Ali Midde** son of Late Elahi Midde was the sole and absolute owner of **9.2 decimals** out of 46 decimals (Dag Area 91 decimals) comprised in Mouza Hatishala, J.L. No. 9, appertaining to **R.S. Dag No. 976 under R.S. Khatian No. 327, P.S. Bhagore** now Kolkata Leather Complex in the District of South 24 Parganas.

AND WHEREAS said Rousan Ali Midde while seized and possessed the abovesaid land as sole and absolute owner died intestate leaving behind him surviving his widow **Johara Bibi (1.15 decimal)**, Two sons namely **Rahim Midde (1.788 decimal)** and **Rafique Midde (1.788 decimal)** and Five daughters namely **Shamila Bibi (0.894 decimal)**, **Chapiya Bibi (0.894 decimal)**, **Sajida Bibi (0.894 decimal)**, **Majida Bibi (0.894 decimal)** and **Monoara Bibi (0.894 decimal)** as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Conveyance dated 30th April 2004, recorded in Book No. 1, Volume No. 13, Pages from 8561 to 8575, being Deed No. 05470 for the year 2006 and duly registered at the Office of District Sub – Registrar III, South 24 Parganas., said **Majida Khatoon** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **91 decimal (instead of inherited share 0.894 decimals)** comprised in Mouza Hatishala, J.L.No.09, in **R.S. Dag No. 976 under R.S. Khatian No. 497** unto and in favour of **Rahim Midde and Rafique Midde** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 14th May 2004, recorded in Book No. 1, Volume No. 14, Pages from 2463 to 2478, being Deed No. 05640 for the year 2006 and duly registered at the Office of DSR – III Alipur, South 24 Parganas, said **Johara Bibi** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **91 decimal (instead of inherited share 1.15 decimal)** comprised in Mouza Hatishala, J.L.No.09, in **R.S. Dag No. 976 under R.S. Khatian No. 497** unto and in favour of **Rahim Midde and Rafique Midde** for the consideration and on the terms and conditions therein mentioned.



AND WHEREAS by virtue of a Deed of Conveyance dated 24th May 2004, recorded in Book No. I, Volume No. 13, Pages from 5228 to 5242, being Deed No. **05277 for the year 2006** and duly registered at the Office of District Sub – Registrar III, South 24 Parganas, said **Sajida Bibi** sold conveyed and **ALL THAT** piece and parcel of land measuring an area of about **91 decimal** (*instead of inherited share 0.894 decimal*) in **R.S. Dag No. 976** comprised in Mouza Hatishala, J.L.No.09, under R.S. Khatian No. 497 unto and in favour of **Rahim Midde and Rafique Midde** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of the aforesaid three Deeds of Conveyance and inheritance said **Rahim Midde and Rafique Midde** became absolute joint owners of land area admeasuring **6.514 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to **R.S. Dag No. 976** under P.S. Kolkata Leather Complex, District South 24 Parganas.

AND WHEREAS by virtue of a Deed of Conveyance dated 05th August, 2011, recorded in Book No. I, CD Volume No. 09, pages from 2316 to 2332, being Deed No. **02948 for the year 2011** and duly registered at the Office of A.D.S.R. Bhargar, said **Rahim Midde and Rafique Midde** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **6.45 decimals** out of **6.514 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to **R.S. Dag No. 976**, appertaining to R.S. Khatian No. 497 under P.S. Kolkata Leather Complex, District South 24 Parganas unto and in favour of **M/s. SWAPNABHUMI REALTORS PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned. *In that case a fractional area of 0.064 decimals remains unsold with Rahim Midde & Rafique Midde.*

AND WHEREAS by virtue of Deed of Conveyance dated 03rd October 2016 recorded in Book No. I, Volume No. 1630-2016, pages from 88617 to 88640, being Deed No. **03084 for the year 2016** and duly registered at the Office of D.S.R. – V, South 24 Parganas, said **Shamila Molya @ Bibi** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.89 Decimal** comprised in Mouza Hatishala, J.L.No.09, in **R.S. Dag No.976** under R.S. Khatian No. 327 unto and in favour of **BLOOMSBURY INFRASTRUCTURE PVT. LTD.**, for the consideration and on the terms and conditions therein mentioned. The Sale was confirmed by **Abu Jafar Middy**. *However there was no sale by the said Chapiya Bibi for an area of 0.894 decimal, which still remains with her. In that Case a fractional area of 0.004 decimals remains unsold with Shamila Molya @Bibi.*

AND WHEREAS by virtue of a Deed of Conveyance dated 26th September 2023, recorded in Book No. I, Volume No. 1630-2023, Pages from 84926 to 84944, being Deed No. **02980 for the year 2023**, D.S.R.-V, South 24-Parganas,said **Manoara Bibi** alias **Monwara Khatoun**, sold conveyed and **ALL THAT** piece and parcel of land measuring an area of about **0.884 decimal** out of **0.894 decimals** comprised in Mouza Hatishala, J.L.No.09, appertaining to **R.S.& L.R. Dag No. 976**, under R.S. Khatian No. 244& 497,L.R. Khatian No. 1297, under P.S. Kolkata Leather Complex, District South 24 Parganas unto and in favour of



SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned. In that Case a fractional area of 0.001 decimals remains unsold with Manjura Bibi alias Manwara Khatoon.

DEVOLUTION OF RAVALGOAN TRADELINK PRIVATE LIMITED

WHEREAS as per Record of Rights under the Revisional Settlement one Marijan Bibi (1.15 decimal), Voda Midde @ Khatibar Midde (2.683 decimals), Salyad Midde (2.683 decimals) and Hayat Midde (2.683 decimals) were the absolute joint owners of 9.2 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 976 under R.S. Khatian No. 327, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas.

AND WHEREAS by virtue of a Deed of Sale dated 14.04.1959, recorded in Book No. I, Volume No. 38, Pages from 23 to 31, being Deed No. 03534 for the year 1959 and duly registered at the office of S.R. Bhagore, one Marijan Bibi sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 91 decimals (Instead of her actual share i.e. 1.15 decimals) in C.S. Dag No. 929 & R.S. Dag No. 976, comprised in Mouza Hatishala, J.L. No. 09, in the District of South 24 Parganas unto and in favour of unto and in favour of Safed Ali Midde, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance, recorded in Book No. I, being Deed No. 16838 for the year 1975 at the office of (illegible) said Voda Midde @ Khatibar Midde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 1.325 decimals out of 2.683 decimals comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. Dag No. 976 under R.S. Khatian No. 327, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas unto and in favour of each of the Layep Ali Midde and Ayep Ali Midde, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 15.07.2003 recorded in Book No. I, being Deed No. 4611 for the year 2003 at the Office of (illegible) said Khatibar Rahaman Midde @ Voda Midde and Hayat Ali Midde jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about, 6.13 decimals (instead of their actual inherited share 4.041 decimals) in R.S. Dag No. 976 under R.S. Khatian No. 497 comprised in Mouza Hatishala, J.L. No. 09, in the District of South 24 Parganas unto and in favour of RAVALGOAN TRADELINK PRIVATE LIMITED, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 09.12.2003, recorded in Book No. I, Volume No. 17, Pages from 375 to 380, being Deed No. 04240 for the year 2003 and duly registered at the Office of A.D.S.R. Bhargar, said Salyad Ali Midde sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 3.07 decimals (instead of inherited share 2.683 decimals) in R.S. Dag No.976 under R.S. Khatian No. 497 comprised in Mouza Hatishala, J.L. No. 09, in the District of South





24 Parganas unto and in favour of **RAVALGOAN TRADELINK PRIVATE LIMITED**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said **RAVALGOAN TRADELINK PRIVATE LIMITED** vide a General Power of Attorney dated 29th December 2023, recorded in Book No. I, Volume No. 1904-2024, Pages from 45 to 67, being Deed No. 18531 for the year 2023 and duly registered at the office of A.R.A.-IV Kolkata, appointed one **BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED** for doing various acts and things interalia to sell and transfer land measuring an area of about **14.31 decimals** (*Instead of its actual purchased share i.e. 6.724 decimals*) comprised in Mouza Hatishala, J.L. No. 09 appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 793, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas.

AND WHEREAS by virtue of a Deed of Sale dated 07th March 2024, recorded in Book No. I, Volume No. 1604-2024, Pages from 79130 to 79154, being Deed No. 02676 for the year 2024 and duly registered at the office of D.S.R.-IV South 24-Parganas, said **RAVALGOAN TRADELINK PRIVATE LIMITED** (*being represented by its Constituted Attorney Bloomsbury Infrastructure Private Limited*) sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **14.31 decimals** (*Instead of its actual purchased share i.e. 6.724 decimals*) in R.S. & L.R. Dag No. 976, under R.S. Khatian No. 497 & 699, L.R. Khatian No. 1231, 1265, 1838 & 1848, comprised in Mouza Hatishala, J.L. No. 09, in the District of South 24 Parganas unto and in favour of unto and in favour of **AMIT GHOSH**, for the consideration and on the terms and conditions therein mentioned. The Sale was confirmed by Bloomsbury Infrastructure Private Limited.

DEVOLUTION OF SAFED ALI MIDDE

WHEREAS by virtue of a Deed of Sale dated 14. 04. 1959, recorded in Book No. I, Volume No. 38, Pages from 23 to 31, being Deed No. 03534 for the year 1959 and duly registered at the office of S.R. Bhangore, one Marijan Bibi sold, conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **91 decimals** (*Instead of her actual share i.e. 1.15 decimals as recited above*) in C.S. Dag No. 929 & R.S. Dag No. 976, comprised in Mouza Hatishala, J.L. No. 09, in the District of South 24 Parganas unto and in favour of unto and in favour of **Safed Ali Midde**, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS as per Record of Rights under the Revisional Settlement said **Safed Ali Midde** son of Late Elahi Midde was also the sole and absolute owner of **9.2 decimals** comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 976 under R.S. Khatian No. 497, P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas.

AND WHEREAS said **Safed Ali Midde** while seized and possessed the abovesaid land i.e., **10.35 decimals** as sole and absolute owner died intestate leaving behind him surviving Five sons namely **Abdul Hi Midde (1.59 decimal)**, **Julfikar Midde (1.59 decimal)**, **Amjet Ali Midde (1.59 decimal)**, **Abu Jafar**



Midde (1.59 decimal) and Momen Midde @ Momena Midde (1.59 decimal) and Three daughters namely Aliya Bibi alias Asiya Bibi (0.796 decimal), Nurulnihar Bibi (0.796 decimal) and Runalayla Molya (0.796 decimal) as his legal heirs and successors as per the Mohanunedan Law. Be it noted herein that the wife of Late Safed Ali Midde namely Amena Bibi has prelate him.

AND WHEREAS said Julfikar Midde, Amjet Midde, Momen Midde @ Momena Midde and Runalayla Molya jointly vide a General Power of Attorney dated 15th October 2015, recorded in Book No. IV, Volume No. 1621-2015, Pgae from 2005 to 2029, being Deed No. 00190 for the year 2015 and duly registered at the Office of D.S.R. - IV South 24 Parganas, appointed one Bholanath Gayen for **ALL THAT** piece and parcel of land measuring an area of about 0.6 decimal out of 2.406 decimals comprised in Mouza Hatishala, J.L. No. 09 appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 497, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 04th February 2016 recorded in Book No. I, Volume No. 1630-2016, Pages from 10602 to 10628, being Deed No. 00385 for the year 2016 and duly registered at the Office of D.S.R. - V, South 24 Parganas, said Abdul Hai Midde sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about 0.17 Decimal out of 1.59 decimals, comprised in Mouza Hatishala, J.L.No.09, in R.S. Dag No. 976 under R.S. Khatian No. 497 unto and in favour of **PANCHMAHAL CONCLAVE PVT. LTD.** for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS said Abu Jafar Middya vide a General Power of Attorney dated 03rd October 2018, recorded in Book No. IV, Volume No. 1630-2018, Pgae from 5690 to 5706, being Deed No. 00248 for the year 2018 and duly registered at the Office of D.S.R. - V South 24 Parganas, appointed one Puspendu Das for **ALL THAT** piece and parcel of land measuring an area of about 1.59 decimal comprised in Mouza Hatishala, J.L. No. 09 appertaining to R.S. Dag No. 976, under R.S. Khatian No. 327, 499 and 699 P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said Julfikar Midde vide a General Power of Attorney dated 19th December 2022 and recorded in Book No. I, Volume No. 1604-2022, Pgae from 447327 to 447345, being Deed No. 15111 for the year 2022 and duly registered at the Office of D.S.R. - IV South 24 Parganas, appointed **PANCHMAHAL CONCLAVE PVT. LTD.** for **ALL THAT** piece and parcel of land measuring an area of about 1.58 decimals out of 1.59 decimals comprised in Mouza Hatishala, J.L. No. 09 appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 497, P.S. Bhangar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS said Amjed Midde vide a General Power of Attorney dated 19th December 2022 recorded in Book No. I, Volume No. 1604-2022, Pgae from 447274 to 447290, being Deed No. 15107 for the year 2022 and duly registered at the Office of D.S.R. - IV South 24 Parganas, appointed one



PANCHMAHAL CONCLAVE PVT. LTD. for ALL THAT piece and parcel of land measuring an area of about 1.58 decimal out of 1.59 decimals comprised in Mouza Hatishala, J.L. No. 09 appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 497, P.S. Bhagar now Kolkata Leather Complex, in the District of South 24 Parganas, for doing various acts and things interalia to sell and transfer.

AND WHEREAS by virtue of a Deed of Conveyance dated 13th September 2023, recorded in Book No. I, Volume No. 1604-2023, Pages from 360612 to 360634, being Deed No. 11339 for the year 2023, D.S.R.-IV, South 24-Parganas, said Abdul Hai Midde, Momena Midde alias Abdul Momin Middya and Runafayla Moliya alias Nurul Lalla Bibi, jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 3.52 decimals out of 3.806 decimals, comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S.& L.R. Dag No. 976, under R.S. Khatian No. 327, L.R. Khatian No. 1237, 1239 & 1242, under P.S. Kolkata Leather Complex, District South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 17th January 2024, recorded in Book No. I, Volume No. 1604-2024, Pages from 18672 to 18696, being Deed No. 00513 for the year 2024, D.S.R.-IV, South 24-Parganas, said Abu Jafar Middya (being represented by his constituted attorney namely Puxphedu Das), Amjed Midde & Julfikar Midde (being represented by their constituted attorney namely PANCHMAHAL CONCLAVE PRIVATE LIMITED), jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 4.75 decimals comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 497, L.R. Khatian No. 1238, 1236 & 1235, under P.S. Kolkata Leather Complex, District South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.

AND WHEREAS by virtue of a Deed of Conveyance dated 17th January 2024, recorded in Book No. I, Volume No. 1630-2024, Pages from 2680 to 2700, being Deed No. 00138 for the year 2024, D.S.R.-V, South 24-Parganas, said BLOOMSBURY INFRASTRUCTURE PVT. LTD & PANCHMAHAL CONCLAVE PVT. LTD. jointly sold, conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 6.26 decimals (instead of their actual share i.e. 1.06 decimals) comprised in Mouza Hatishala, J.L.No.09, appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 327 & 497, L.R. Khatian No. 1237, 1265 & 3667, under P.S. Kolkata Leather Complex, District South 24 Parganas unto and in favour of SAMBIT BASU, for the consideration and on the terms and conditions therein mentioned.

DEVOLUTION OF THE LEGAL HEIRS OF BUDDHESHWAR NASKAR

WHEREAS as per Record of Rights under the Revisional Settlement one BUDDHESHWAR NASKAR son of Late Panchannan Midde was the sole and absolute owner of 45 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 976, R.S. Khatian No. 699, under P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas.



AND WHEREAS said **BUDDHESHWAR NASKAR** while being seized possessed entitled and otherwise of the abovementioned land i.e. **45 decimals** as sole and absolute owner died intestate leaving behind him surviving his four sons namely **SHYAM SUNDAR NASKAR (5.625 decimals)**, **RAMAPADA NASKAR (5.625 decimals)**, **PRASHANTA NASKAR (5.625 decimals)** & **SACHIN NASKAR (5.625 decimals)** and four Daughters namely **SUBHADRA NASKAR NEE SARDAR (5.625 decimal)**, **JAMUNA NASKAR NEE MONDAL (5.625 decimal)**, **GANGA NASKAR NEE MONDAL (5.625 decimal)** & **ANURUPA NASKAR NEE MONDAL (5.625 decimal)** as his legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS said **SUBHADRA NASKAR NEE SARDAR** while being seized possessed entitled and otherwise the above-mentioned inherited land i.e., **5.625 decimals** died intestate leaving behind surviving her three sons namely **SWAPAN SARDAR (1.406 decimals)**, **RABIN SARDAR (1.406 decimals)** & **ARABINDO SARDAR (1.406 decimals)** and one daughter namely **BHABANI SARDAR NEE NASKAR (1.406 decimals)** as her legal heirs and successors as per the Hindu Succession Act, 1956.

AND WHEREAS by virtue of a Deed of Gift dated 26th November 2020, recorded in Book No. 1, Volume No. 1621-2020, Pages from 170672 to 170750, being Deed No. 5000 for the year 2020 and duly registered at the Office of A.D.S.R. Bhangore, said **ANURUPA NASKAR NEE MONDAL** out of natural love and affection gifted and transferred **ALL THAT** piece and parcel of land measuring an area of about **5.69 decimals** (*Instead of her actual share i.e., 5.625 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 699, L.R. Khatian No. 1849, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of **PRASHANTA NASKAR & SACHIN NASKAR**, for the terms and conditions mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance dated 9th February 2024, recorded in Book No. 1, Volume No. 1621-2024, Pages from 42938 to 42965, being Deed No. 01627 for the year 2024 and duly registered at the Office of A.D.S.R. Bhangore, said **GANGA NASKAR NEE MONDAL, SWAPAN SARDAR, RABIN SARDAR and ARABINDO SARDAR** jointly sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **11.38 decimals** (*Instead of their actual share i.e., 9.843 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 699, L.R. Khatian No. 1849, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of **MD. JALAL UDDIN MADDYA ALIAS MIDDYA**, for the consideration and on the terms and conditions mentioned therein. *However an area of 1.406 decimals are still remaining with Bhabani Sardar Nee Naskar.*

AND WHEREAS by virtue of a Deed of Conveyance dated 05th March, 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 17684 to 17703, being Deed No. 00700 for the year 2024 and duly registered at the Office of D.S.R. - V South 24 Parganas, said **MD. JALAL UDDIN MADDYA ALIAS MIDDYA** sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of **11.38 decimals** (*Instead of his actual share i.e., 9.843 decimals*) comprised in Mouza Hatishala, J.L. No. 9,





appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 699, L.R. Khatian No. 1849, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of AMIT GHOSH, for the consideration and on the terms and conditions mentioned therein.

AND WHEREAS by virtue of a Deed of Conveyance dated 07th March, 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 19381 to 19402, being Deed No. 00754 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas, said SHYAM SUNDAR NASKAR, RAMAPADA NASKAR, PRASHANTA NASKAR, SACHIN NASKAR jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 17.0575 decimals out of 28.125 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 699, L.R. Khatian No. 1849, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of AMIT GHOSH, for the consideration and on the terms and conditions mentioned therein. The Sale was confirmed by Md. Jalal Uddin Maddyas alias Middyas.

AND WHEREAS by virtue of a Deed of Conveyance dated 07th March, 2024, recorded in Book No. 1, Volume No. 1630-2024, Pages from 19359 to 19380, being Deed No. 00755 for the year 2024 and duly registered at the Office of D.S.R. – V South 24 Parganas, said SHYAM SUNDAR NASKAR, RAMAPADA NASKAR, PRASHANTA NASKAR, SACHIN NASKAR jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 11.38 decimals (*Instead of their actual remaining share i.e., 11.6675 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 976, under R.S. Khatian No. 699, L.R. Khatian No. 1849, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of AMIT GHOSH, for the consideration and on the terms and conditions mentioned therein.

DEVOLUTION OF CHHOLEMAN MIDDE

WHEREAS as per Record of Rights under the Revisional Settlement one CHHOLEMAN MIDDE was the sole and absolute owner of 9.2 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. Dag No. 976, R.S. Khatian No. 497 under P.S. Bhagore now Kolkata Leather Complex in the District of South 24 Parganas.

AND WHEREAS by virtue of a Deed of Conveyance dated 21st March 1963, recorded in Book No. 1, Volume No. 32, Pages from 47 to 50, being Deed No. 03385 for the year 1963 and duly registered at the Office of S.R. Bhagore, said CHHOLEMAN MIDDE sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 91 decimals (*Instead of his actual remaining share i.e., 9.2 decimals*) comprised in Mouza Hatishala, J.L. No. 9, appertaining to C.S. Dag No. 929, R.S. Dag No. 976, under R.S. Khatian No. 497, P.S. Bhagore in the District of 24 Parganas, unto and in favour of AJED ALI MOLLA, JIYAD ALI MOLLA AND AKBAR ALI MOLLA for the consideration and on the terms and conditions mentioned therein.





AND WHEREAS said AJED ALI MOLLA while being seized possessed entitled and otherwise of the his undivided $1/3^{\text{rd}}$ share in the land i.e. 3.066 decimals died intestate leaving behind him surviving his five sons namely MD. ABDUL HAMID (0.5575 decimal), MD. RASHID ALI MOLLA (0.5575 decimals), ABDUR RAZAK MOLLA (0.5575 decimal), ABDUR MANNAF MOLLA (0.5575 decimals) & MD. MUJIBAR RAHAMAN (0.5575 decimals) and one Daughter namely NUR JAHAN BIBI (0.278 decimal) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said JIYAD ALI MOLLA while being seized possessed entitled and otherwise of the his undivided $1/3^{\text{rd}}$ share in the land i.e. 3.066 decimals died intestate leaving behind him surviving his two Daughters namely MANJUWARA BIBI (1.533 decimal) & MAMTAZ BIBI NEE GOLDAR (1.533 decimals) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said AKBAR MOLLA while being seized possessed entitled and otherwise of the his undivided $1/3^{\text{rd}}$ share in the land i.e. 3.067 decimals died intestate leaving behind him surviving his widow namely SEKHARJAAN BIBI (0.3834 decimals), three sons namely, YUNUCH MOLLA (0.596 decimals), ICHHAQUE MOLLA (0.596 decimal), & MD. IDRIS ALI MOLLA (0.596 decimals) and three Daughters namely JAHANARA BIBI NEE LASKAR (0.298 decimal), MOSKURA BIBI (0.298 decimals) & MASUDA BIBI (0.298 decimals) as his legal heirs and successors as per the Mohammedan Law.

AND WHEREAS by virtue of a Deed of Conveyance dated 07th May, 2024, recorded in Book No. 1, Volume No. 1621-2024, Pages from 122016 to 122045, being Deed No. 04512 for the year 2024 and duly registered at the Office of A.D.S.R. Bhangar said YUNUCH MOLLA, ICHHAQUE MOLLA, MD. IDRIS ALI MOLLA, JAHANARA BIBI NEE LASKAR, MOSKURA BIBI, MASUDA BIBI, SEKHARJAAN BIBI and MANJUWARA BIBI jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 4.50 decimals out of 4.5984 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 976, under L.R. Khatian No. 1845, P.S. Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of AMIT GHOSH, for the consideration and on the terms and conditions mentioned therein. In that case an area of 0.0984 decimals are still remaining with YUNUCH MOLLA, ICHHAQUE MOLLA, MD. IDRIS ALI MOLLA, JAHANARA BIBI NEE LASKAR, MOSKURA BIBI, MASUDA BIBI, SEKHARJAAN BIBI and MANJUWARA BIBI

AND WHEREAS by virtue of a Deed of Conveyance dated 09th May, 2024, recorded in Book No. 1, Volume No. 1621-2024, Pages from 123346 to 123374, being Deed No. 04756 for the year 2024 and duly registered at the Office of A.D.S.R. Bhangar said MD. ABDUL HAMID, ABDUR MANNAF MOLLA, ABDUR RAZAK MOLLA, MD. RASHID ALI MOLLA, MD. MUJIBAR RAHAMAN, NUR JAHAN BIBI and MAMTAZ BIBI NEE GOLDAR jointly sold conveyed and transferred ALL THAT piece and parcel of land measuring an area of about 4.50 decimals out of 4.5985 decimals comprised in Mouza Hatishala, J.L. No. 9, appertaining to R.S. & L.R. Dag No. 976, under L.R. Khatian No. 1844, P.S.



Bhagore now Kolkata Leather Complex, in the District of South 24 Parganas, unto and in favour of **AMIT GHOSH**, for the consideration and on the terms and conditions mentioned therein. *In that case an area of 0.0985 decimals are still remaining with MD. ABDUL HAMID, ABDUR MANNAF MOLLA, ABDUR RAZAK MOLLA, MD. RASHID ALI MOLLA, MD. MUJIBAR RAHAMAN, NUR JAHAN BIBI and MAMTAZ BIBI NEE GOLDAR.*

SL. No.	PRESENT OWNERS OF R.S. AND L.R. DAG NO. 976(P)	LAND AREA OWNED (IN DECIMALS)	LAND AREA MUTATED (IN DECIMALS)	L.R. KHATIAN NUMBER
1.	SAMBIT BASU	10.214	16	4135
2.	AMIT GHOSH	53.692	18	3919
3.	M/s. SWAPNABHUMI REALTORS PRIVATE LIMITED	6.45	6	1196
4.	CHAPIYA BIBI	0.894		
5.	ABDUL HAI MIDDE, MOMENA MIDDE alias ABDUL MOMIN MIDDYA AND RUNALAYLA MOLLYA alias NURUL LAILA BIBI	0.286		
6.	AYEP ALI MIDDE and LAYEP ALI MIDDE	1.325		
7.	ALIYA BIBI alias ASIYA BIBI AND NURULNAHAR BIBI	1.575		
8.	BHABANI SARDAR nee NASKAR	1.406		
9.	YUNUCH MOLLA, ICHHAQUE MOLLA, MD. IDRIS ALI MOLLA, JAHANARA BIBI NEE LASKAR, MOSKURA BIBI, MASUDA BIBI, SEKHARJAAN BIBI and MANJUWARA BIBI	1.592		
10.	MD. ABDUL HAMID, ABDUR MANNAF MOLLA, ABDUR RAZAK MOLLA, MD. RASHID ALI MOLLA, MD. MUJIBAR RAHAMAN, NUR JAHAN BIBI and MAMTAZ BIBI NEE GOLDAR	0.0985		
11.	JAMIUNA NASKAR nee MONDAL	5.625		
TOTAL		83.1575		

OBSERVATIONS:-

- Pending verification of Warrision Certificate of Late Subhadra Naskar nee Sardar.
- In the absence of all pages, pending verification of the missing pages of the Deed of Gift dated 26th November 2020, recorded in Book No. 1, Volume No. 1621-2020, Pages from 170672 to 170750, being Deed No. 5000 for the year 2020 and duly registered at the Office of A.D.S.R. Bhagore.
- The said CHAPIYA BIBI, ABDUL HAI MIDDE, MOMENA MIDDE alias ABDUL MOMIN MIDDYA AND RUNALAYLA MOLLYA alias NURUL LAILA BIBI, AYEPE ALI MIDDE, LAYEP ALI MIDDE, ALIYA BIBI alias ASIYA BIBI AND NURULNAHAR BIBI, BHABANI SARDAR nee NASKAR, YUNUCH MOLLA, ICHHAQUE MOLLA, MD. IDRIS ALI MOLLA, JAHANARA BIBI NEE LASKAR, MOSKURA BIBI, MASUDA BIBI, SEKHARJAAN BIBI and MANJUWARA BIBI, MD. ABDUL HAMID, ABDUR MANNAF MOLLA, ABDUR

RAZAK MOLLA, MD. RASHID ALI MOLLA, MD. MUJIBAR RAHAMAN, NUR JAHAN BIBI and MAMTAZ BIBI NEE GOLDAR, JAMIUNA NASKAR nee MONDAL along with M/s. SWAPNABHUMI REALTORS PRIVATE LIMITED are still the owners of their respective undivided shares of land in the recited Dag as mentioned herein above and we have not noticed sale of any kind of demarcated areas in the recited title deeds herein above, the question of undivided ownership amongst the aforesaid owners shall always remain in full force and binding upon the aforesaid owners and anyone transferring any demarcated interests of their undivided shares in the said plot may result in matter of dispute and litigation. It may be noted that the said ABDUL HAI MIDDE, MOMENA MIDDE alias ABDUL MOMIN MIDDYA AND RUNALAYLA MOLLYA alias NURUL LAILA BIBI, YUNUCH MOLLA, ICHHAQUE MOLLA, MD. IDRIS ALI MOLLA, JAHANARA BIBI NEE LASKAR, MOSKURA BIBI, MASUDA BIBI, SEKHARJAAN BIBI and MANJUWARA BIBI, MD. ABDUL HAMID, ABDUR MANNAF MOLLA, ABDUR RAZAK MOLLA, MD. RASHID ALI MOLLA, MD. MUJIBAR RAHAMAN, NUR JAHAN BIBI and MAMTAZ BIBI NEE GOLDAR had sold their ownership shares vide registered sale deeds as mentioned in the devolution but while scrutinizing their respective title; we noticed residual shares left unsold by the said owners.

- We have noticed two flow of title (devolution) from the Original recorded owner being Buddheshwar Naskar (since late) as per our Principal Report and as per the devolution created in this report as per the additional documents provided to us.

As per our Principal Report, under Sale Deed No.1785 of 1957, there was sale of 45 decimals to one Chholeman Midde, however the sale deed was not provided at that point of time. Subsequently under Sale Deed No.8535 of 1977, the said Chholeman Midde sold 22.50 decimals (no demarcation) to Ayep Ali Midde which was verified perusing the photocopy. Subsequently under Deed No.3707 of 2008, the said Ayep Ali Midde sold 22.50 (no demarcation) to Samridhhi Realcon Private Limited. The said **SAMRIDHHI REALCON PRIVATE LIMITED** still appears to be an owner of undivided shares of 22.50 decimals in the said Dag No.976

As per this Report, the said Buddheshwar Naskar (since late) was the absolute recorded owner of 45 decimals as per Revisional Record of Rights, who never sold and transferred his shares to any third party during his lifetime and after his demise (intestate), his surviving legal heirs/ successors have inherited the shares of the said Buddheshwar Naskar (since late) and have sold undemarcated area of 38.2805 decimals vide registered sale deeds as mentioned in the devolution herein above, leaving an area of 6.7195 decimals unsold as detailed in the devolution herein above.

- We have noticed after perusing the Notarized agreement dated 10th December 2021 that the said M/s. SWAPNABHUMI REALTORS PRIVATE LIMITED had entered into an understanding with BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED that they shall have their own respective area of development with common road between their respective areas of development.



**OPINION:**

PURSUANT TO perusing and examining the recited title deeds and documents AND FURTHER PURSUANT TO searching carried out in the recited offices, departments, courts AND SUBJECT TO our recited observations herein before in this report, the title of the said M/s. SWAPNABHUMI REALTORS PRIVATE LIMITED, CHAPIYA BIBI, ABDUL HAI MIDDE, MOMENA MIDDE alias ABDUL MOMIN MIDDYA AND RUNALAYLA MOLLYA alias NURUL LAILA BIBI, AYEP ALI MIDDE, LAYEP ALI MIDDE, ALIYA BIBI alias ASIYA BIBI AND NURULNAHAR BIBI, BHABANI SARDAR nee NASKAR, YUNUCH MOLLA, ICHHAQUE MOLLA, MD. IDRIS ALI MOLLA, JAHANARA BIBI NEE LASKAR, MOSKURA BIBI, MASUDA BIBI, SEKHARJAN BIBI and MANJUWARA BIBI, MD. ABDUL HAMID, ABDUR MANNAF MOLLA, ABDUR RAZAK MOLLA, MD. RASHID ALI MOLLA, MD. MUJIBAR RAHAMAN, NUR JAHAN BIBI and MAMTAZ BIBI NEE GOLDAR, JAMIUNA NASKAR nee MONDAL, SAMBIT BASU, AMIT GHOSH upon an area of 83.1575 decimals (Part dag), appears to be clear and marketable, each having undivided shares or interests therein.

Red Flags:

1. No demarcated ownership between the present owners.
2. The title of SAMRIDDHI REALCON PRIVATE LIMITED having undivided ownership under the recited Sale Deed No.1785 of 1957 connected with Sale Deed No.8535 of 1977 and Sale Deed No.3707 of 2008 cannot be ignored and anyone transferring any demarcated interests of their undivided shares in the said plot may result in matter of dispute and litigation with the said SAMRIDDHI REALCON PRIVATE LIMITED, since his registered Title Deed(s) are in full force and effect and have not been cancelled as per process of law.

SEARCH CONDUCTED

1. Index-II Registration Office searching at the office of D.S.R.-Alipore, A.R.A., Kolkata, S.R., Bhangore for the year 1993 to 2023 (till 26.06.2023) to ascertain any adverse entry pertaining to the said property affecting the clear and marketable title of the PRESENT OWNERS upon their respective share of ownership upon the said property.
2. Index-II Registration Office searching at the office of D.S.R.-Alipore, A.R.A., Kolkata, S.R., Bhangore for the year 2023 to 2024 (till 06.09.2024) to ascertain any adverse entry pertaining to the said property affecting the clear and marketable title of the PRESENT OWNERS upon their respective share of ownership upon the said property.
3. Online Registry Office search at <https://wbregistration.gov.in> for the period of 2024.
4. Online search on 16.08.2023 at www.banglurbhumi.gov.in to verify the status of the name of the PRESENT OWNERS in the Record of Rights.





5. Online search on 10.09.2024 at www.banglarbhumigov.in to verify the status of the name of the PRESENT OWNERS in the Record of Rights.
6. Manual Court Search before the Ld. Court of Civil Judge Senior and Junior Division, Alipore in the name of the present Owners between 2012 till 16.08.2023.
7. Manual Court Search before the Ld. 07th Court of Civil Judge Senior Division, Alipore in the name of the present Owners between 2013 till 06.09.2024.
8. Online Court Search for the year 2012 to 2023 (till 04.10.2023) in the name of the RASED MIDDE AND PIYARUDDIN SANPUL.
9. Online Search at Registrar of Companies (ROC), West Bengal on 27.09.2023 in the name of the PRESENT OWNERS having constitution as private limited companies.
10. Department of HIDCO through RTI.
11. Department of Urban Land Ceiling Department at Alipore, South 24-Parganas through RTI.
12. Department of Land Acquisition Collector at Alipore, South 24-Parganas through RTI
13. CERSAI Search (Debtor Based) in the name of Amit Ghosh & Sambit Basu on 10.09.2024

OUR REPORT:

1. Pursuant to such registration office search, we have found the recited title deeds connected with the said Property duly registered between the years 1993 to 2023 (till 26.06.2023) in the Registration Offices at D.S.R.-Alipore, A.R.A., Kolkata, S.R., Bhangore. However we have not found any additional transactions relating to the subject property in question. All the transactions found are further subject any omissions or errors in recording the same and several records being damaged or torn.
2. Pursuant to such registration office search, we have found the recited title deeds connected with the said Property duly registered between the years 2023 to 2024 (till 06.09.2024) in the Registration Offices at D.S.R.-Alipore, A.R.A., Kolkata, S.R., Bhangore. However we have not found any additional transactions relating to the subject property in question. All the transactions found are further subject any omissions or errors in recording the same and several records being damaged or torn.
3. Pursuant to such online registration office search, we have found the recited title deeds connected with the said Property duly registered between the years 2024 (till 11.11.2024). However we have not found any additional transactions relating to the subject property in question. All the transactions found are further subject any omissions or errors in recording the same.
4. Pursuant to such online verification of Mutation Status at www.banglarbhumigov.in in the Record of Rights issued by the concerned B.L.&L.R.O. having jurisdiction as on 16.08.2023, we have found the names of the present owners duly mutated in the records of rights as regards to their respective ownership as mentioned in the chart herein above.
5. Pursuant to such online verification of Mutation Status at www.banglarbhumigov.in in the Record of Rights issued by the concerned B.L.&L.R.O. having jurisdiction as on 10.09.2024, we have



- found the names of the present owners duly mutated in the records of rights as regards to their respective ownership as mentioned in the chart herein above.
6. Pursuant to such Manual Court Search before the Ld. Court of Civil Judge Senior and Junior Division, Alipore in the names of the present owners till 16.08.2023, we did not find any litigation pending against the said owners. However we also conducted online Court Search for the year 2012 to 2023 (till 04.10.2023) in the name of the RASED MIDDE and PIYARUDDIN SANPUI under which we did not find any litigation pending against the present owners save and except where we found any pending suit was verified by manual searching.
 7. Pursuant to such Manual Court Search before the Ld. 07th Court of Civil Judge Senior Division, Alipore in the names of the present owners till 06.09.2024, we did not find any litigation pending against the said owners.
 8. Pursuant to online search at the Registrar of Companies (West Bengal) on 27.09.2023, we didn't find any charge created by the present owners being M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD., M/S PANCHMAHAL CONCLAVE PVT. LTD, SAMRIDDHI REALCON PRIVATE LIMITED, M/s. SWAPNABHUMI REALTORS PRIVATE LIMITED, RAVALGOAN TRADELINK PRIVATE LIMITED having constitution as private limited companies upon their respective ownership upon the subject property.
 9. Pursuant to search at Land Acquisition Department, District South 24 Parganas, through RTI applications and we were informed vide their letter of reply dated 14.08.2023 bearing Memo Number-LA/12090 that the subject property is not affected by the provisions of the *Land Acquisition Act, 1894 with amendments therein*.
 10. Pursuant to search at HIDCO, West Bengal we filed an application under RTI Act for obtaining NOC and we were informed vide their letter of reply dated 10.08.2023 bearing Memo Number-2462/HIDCO/RTI/CS/2018 that the subject property doesn't fall within their purview.
 11. Pursuant to search at Urban Land Ceiling Department, District South 24 Parganas, we filed an application under RTI Act for obtaining NOC and we were informed vide their letter of reply dated 21.07.2023 bearing Memo Number-1518/ULC/Alip/2023 that the subject property doesn't fall within their purview.
 12. Pursuant to such CERSAI Search in the names of Amit Ghosh & Sambit Basu on 10.09.2024, we did not find any Charges created by them upon the subject property.
 13. Pursuant to perusal of the following Conversion Certificates the Subject Property appears to be Converted :-
 - Conversion Order dated 15.03.2023 vide Case No. CN/2022/1603/1775 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
 - Conversion Order dated 15.03.2023 vide Case No. CN/2022/1603/1776 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
 - Conversion Order dated 14.06.2024 vide Case No. CN/2024/1603/1459 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.

- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1156 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1200 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1222 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1403 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1565 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1567 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1647 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1644 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1646 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1649 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1648 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1406 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 10.10.2023 vide Case No. CN/2023/1603/1564 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 12.10.2023 vide Case No. CN/2023/1603/1563 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1200 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1442 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1428 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1429 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1431 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1440 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1441 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1439 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1443 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 09.10.2023 vide Case No. CN/2023/1603/1445 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.





- Conversion Order dated 18.09.2023 vide Case No. CN/2023/1603/1161 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 18.09.2023 vide Case No. CN/2023/1603/1179 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1180 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1177 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1176 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1175 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1174 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1173 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1172 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1171 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1170 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1169 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1168 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1167 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1165 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1164 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1163 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.
- Conversion Order dated 01.09.2023 vide Case No. CN/2023/1603/1160 issued by B.L. & L.R.O. Bhangore - 2, South 24 Parganas.

PRECAUTIONARY ADVICE:

1. Client is advised to go for Newspaper Publication for inviting any claim or objection from any third party on sale of the SUBJECT PROPERTY.
2. Client is advised to take inspection of the Original Title Deeds lying in the custody of the Present Owners to ascertain the availability of the Original Title Deeds.



ENCLOSURES

The Original Receipt as detailed herein for the relevant search is enclosed herewith:

1. Receipt Nos.406391, 406392, 406393, 406394, 406395 (R.S. records), all dated 23.06.2023 all related to the office of DSR Alipore and SR Bhangore, for the year 1993 to 2023 (till 23.06.2023) and Receipt No.114253, 114254, 114255, 114256, 114257 (L.R. records) all dated 26.06.2023 all related to the office of DSR Alipore and SR Bhangore, for the year 1993 to 2023 (till 30.05.2023).
2. Receipt Nos.449305, 449306, 449307, 449308, 449301, 449302, 449303, 449304, all dated 06.09.2024 all related to the office of DSR Alipore and ADSR Bhangore, for the year 2023 to 2024 (till 06.09.2024).
3. Receipt No. 102686, 102687, 102688, 102689, 102690 (R.S. records), all dated 23.06.2023 all related to the office of RA KOLKATA, for the year 1993 to 2023 (till 23.06.2023) and Receipt No.102691, 102692, 102693, 102694, 102695 (L.R. records), all dated 23.06.2023 all related to the office of RA KOLKATA, for the year 1993 to 2023 (till 23.06.2023)
4. Receipt No. 768245, 768246, 768248, 768249, 768250, 768251, 768252, all dated 30.08.2024 all related to the office of RA KOLKATA, for the year 2023 to 2024 (till 30.08.2024).
5. Online Registry Office search at <https://wbregistration.gov.in> for the period of 2024.
6. Online Court Search for the year 2012 to 2023 (till 04.10.2023) in the name of the RASED MIDDE and PIYARUDDIN SANPUL.
7. Manual Court Search before the Ld. Court of Civil Judge Senior and Junior Division, Alipore in the names of the present owners till 16.08.2023
8. Manual Court Search before the Ld. 07th Court of Civil Judge Senior Division, Alipore in the names of Amit Ghosh and Sambit Basu till 06.09.2024
9. Registrar of Companies (West Bengal) till 27.08.2023, we didn't find any charge created by the present owners being M/S BLOOMSBURY INFRASTRUCTURE PVT. LTD, RAVALGOAN TRADELINK PRIVATE LIMITED, M/S PANCHMAHAL CONCLAVE PVT LTD, SAMRIDDHI REALCON PRIVATE LIMITED, M/s. SWAPNABHUMI REALTORS PRIVATE LIMITED
10. CERSAI Search (Debtor Based) vide Transaction Id nos. 20032019176& 200320192394 dated 10.09.2024

SCOPE OF LIMITATION:

- The Scope of our report is limited by the following general parameters.
- We have assumed that the copies of the documents provided to us (i) bear the genuine signatures, dates, stamps, seals and other markings (ii) have not been superseded by any other document not

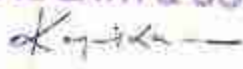




made available to us for whatever reason, there have been no variations to the documentation as presented to us, the terms of such documentation have been complied with in all respects, all documents reviewed, which were signed on behalf of the parties, were concluded under due and proper capacity, power and authority and (ii) are authentic and are the true extracts of the Original documents.

- We assume that there are no undisclosed agreements or any instruments or any deeds registered in Book-IV.
- We shall not be responsible or in any way held liable, in the event of any loss or damage suffered by any person on account of any statement in this report which has been prepared with utmost care and relying upon the representations made by the Land Owner/s or otherwise.
- The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the client or any other person should (or should not) consummate any transaction.
- This Report has been prepared pursuant to a title due diligence exercise carried out in the months of August-November, 2024 (as per reports date as mentioned particularly to different departments, courts and offices, Registration office by 11.11.2024). The scope of our assignment does not extend to updating this Report for events and circumstances occurring after the dates on which the title due diligence exercise was carried out.
- We have, while carrying out the searches and title investigation, not undertaken searches of any other public registers in the course of our enquiries, except those specifically indicated in this Report.
- Cases filed by different spelling of the land owners in the Courts having jurisdiction.

Disclaimer: This report is provided solely for the benefit of our client **DJSS REALITY PRIVATE LIMITED**, on the basis of the examining the title deeds, brief searching and/or inspection of records and this report may not be used or relied upon by any other person. We reserve the right to amend this Report in the light of any new information received but do not undertake any obligation to do so.

Thanking You,
S. K. LATH & CO.

Partner / Authorized Signatory