

Srabanti Shaw

Advocate

Alipore Judges' Court
Kolkata - 700 027

Chamber

16/B, Biren Roy Road (East)
Mon Mohan Park
Kolkata - 700008
Phone : (033) 24471134

Date: 06.08.2021

TITLE AND SEARCH REPORT

Ref :- **ALL THAT** piece and parcel of Land measuring 24(twenty four) Cattahs 12(twelve) Chittacks 40(twenty) Square Feet, together with residential structure standing thereon, measuring about 400 Square Feet, lying and situated in R.S. & L.R.Dag No. 253 & 254 under R.S. Khatian No. 880 & 321 and L.R.Khatian No. 979, 980, 981, 982, 983, 984, 985 of Mouza - Mandal Para, Pargana-Magura, J.L. No. 6, Touzi No. 1508, R.S. No. 190, being Municipal Premises No. 0114, Raja Ram Mohan Roy Road (previously 114, Raja Ram Mohan Roy Road) Police Station - Behala, Kolkata-700008, within the territorial limits of the Kolkata Municipal Corporation, under Assessee No. 411211401131, in its Ward No. 121, Police Station - Behala, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District - South 24 Parganas.

Present Owners of the Property :-

1) **SRI KALIPADA NASKAR**, son of Late Bijay Chandra Naskar, by faith - Hindu, by occupation - Retired person, 2) **SRI KHOKAN NASKAR**, son of Late Bijay Chandra Naskar, by faith - Hindu, by occupation - Business, both residing at 43/7A, Biren Roy Road (East), Post Office - Barisha, Police Station - Behala, Kolkata - 700008, 3) **SMT. DURGA GANGULY**, daughter of Late Bijay Chandra Naskar, wife of Sri Debasis Ganguly, by faith - Hindu, by occupation - Housewife, residing at 6/2, Nabalia Para Road, Post Office - Barisha, Police Station - Haridevpur, Kolkata -

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700008, 4) MS. BELA NASKAR, daughter of Late Bijay Chandra Naskar, by faith - Hindu, by occupation - Household work, residing at 43/7A, Biren Roy Road (East), Post Office - Barisha, Police Station - Behala, Kolkata - 700008, 5) SMT. MALINA BISWAS, daughter of Late Bijay Chandra Naskar, wife of Sri Chittaranjan Biswas, by faith - Hindu, by occupation - Housewife, residing at Village - Garagari, Post Office - Patharghata, Police Station - Rajarhat, District - North 24 Parganas, Pin Code - 700135 and 6) SMT. ANITA NASKAR ALIAS BRINDA NASKAR, daughter of Late Bijay Chandra Naskar, wife of Sri Lakhsman Naskar, by faith - Hindu, by occupation - Housewife, residing at CF/137, Chandiberia, Post Office - Krishnapur, Police Station - New Town, Kolkata - 700102, District - North 24 Parganas.

I have caused necessary searches through a regular searcher, Mr. Sagar Das in respect of the property under reference at the office of a District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Behala and Registrar of Assurances, Kolkata for the year 2001 to 2021 in Index-II.

My report is as follows :-

By virtue of registered Deed of Sale dated 19.03.1971, said Sri Bijay Chandra Naskar, son of Late Jadunath Naskar purchased **ALL THAT** piece and parcel of Land measuring 3(three) Cattahs 6(six) Square Feet, equivalent to 5(five) decimals, out of 11 decimals, lying and situated in R.S. Dag No. 250 under R.S. Khatian No. 879 and **ALL THAT** piece and parcel of Land measuring 10(ten) Cattahs 7(seven) Chittacks, out of 36 decimals, lying and situated in R.S. Dag No. 253 under R.S. Khatian No. 880 of Mouza - Mandal Para, Pargana - Magura, J.L. No. 6, Touzi No. 1508, R.S. No. 190, Police Station - Behala, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District - 24 Parganas. The said Deed was registered in the Office of Joint Sub Registrar at Alipore and entered in Book No. I,

:: 2 ::


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Volume No. 40, Page Nos. 67 to 74, Being No. 1198 for the year 1971 at or for valuable consideration as mentioned therein.

Sri Bijay Chandra Naskar was also the recorded owner and seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of Land measuring 4(four) satak, lying and situated in R.S. Dag No. 251 under R.S. Khatian No. 321 and **ALL THAT** piece and parcel of Land 5(five) satak, lying and situated in R.S. Dag No. 252 under R.S. Khatian No. 321 and **ALL THAT** piece and parcel of Land measuring 29(twenty nine) satak, lying and situated in R.S. Dag No. 254 under R.S. Khatian No. 321 all of Mouza - Mandal Para, Pargana - Magura, J.L. No. 6, Touzi No. 1508, R.S. No. 190, Police Station - Behala, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District - 24 Parganas and **ALL THAT** piece and parcel of Land measuring 35(thirty five) satak, lying and situated in R.S. Dag No. 13 under R.S. Khatian No. 135 of Mouza - Muradpur, J.L. No. 13, Touzi Nos. 74-77 & 82, R.S. No. 192, Police Station - Behala, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District - 24 Parganas and constructed residential building upon the land in Dag Nos. 253 and 254 and resided thereat with his family members.

Said Sri Bijay Chandra Naskar died intestate on 27.11.1972 leaving behind him his wife Smt. Subhadra Naskar, four sons Sri Kalipada Naskar, Sri Khokan Naskar, Sri Ramkrishna Naskar and Sri Manik Lal Naskar and four daughters namely Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar as his legal heirs and successors and after demise of Bijay Chandra Naskar his wife, sons and daughters inherited the aforesaid property jointly according to Law.

:: 3 ::


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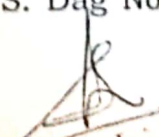
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After getting the said properties by way of inheritance said Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Sri Ramkrishna Naskar, Sri Manik Lal Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar seized and possessed of and sufficiently entitled to the aforesaid properties as joint owners, free from all encumbrances and had been in peaceful possession of and enjoying the same on payment of municipal taxes and other outgoings to the appropriate authority.

While enjoying the aforesaid properties said Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Sri Ramkrishna Naskar, Sri Manik Lal Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar by virtue of registered Deed of Partition dated 04.02.1977 amicably partitioned the aforesaid properties by metes and bounds. The Plot No. "B" was allotted jointly to Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Sri Ramkrishna Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar and the Plot No. "A" was allotted to Sri Manik Lal Naskar. The said Deed of Partition was registered in the Office of Sub Registrar of Alipore at Behala and entered in Book No. I, Page Nos. 263 to 269, Being No. 219 for the year 1977.

In terms of the said Deed of Partition dated 04.02.1977, said Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Sri Ramkrishna Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar became the joint Owners in respect of ALL THAT piece and parcel of Land measuring 3(three) Cattahs 6(six) Square Feet equivalent to 5(five) decimals, out of 11 decimals lying and situated in R.S. Dag No. 250

:: 4 ::


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under R.S. Khatian No. 879 and ALL THAT piece and parcel of Land measuring 10(ten) Cattahs 7(seven) Chittacks, out of 36 decimals, lying and situated in R.S. Dag No. 253 under R.S. Khatian No. 880 and ALL THAT piece and parcel of Land measuring 4(four) satak, lying and situated in R.S. Dag No. 251 under R.S. Khatian No. 321 and ALL THAT piece and parcel of Land 5(five) satak, lying and situated in R.S. Dag No. 252 under R.S. Khatian No. 321 and ALL THAT piece and parcel of Land measuring 29(twenty nine) satak, lying and situated in R.S. Dag No. 254 under R.S. Khatian No. 321 all of Mouza - Mandal Para, Pargana - Magura, J.L. No. 6, Touzi No. 1508, R.S. No. 190, Police Station - Behala, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District - 24 Parganas.

While enjoying the said properties said Sri Ramkrishna Naskar died as bachelor on 06.11.2002 leaving behind him his mother Smt. Subhadra Naskar as his legal heir and successors and after demise of Ramkrishna Naskar his mother inherited his undivided 1/8th share aforesaid property according to Law.

While Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar jointly seized and possessed of the aforesaid properties as joint Owners mutate their names in the records of the Kolkata Municipal Corporation and the said property was known and numbered as Municipal Premises No. 114, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata-700 008, within the territorial limits of the Kolkata Municipal Corporation, under Assessee No. 411211401131, in its Ward No. 121.

:: 5 ::



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Thus Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar are the joint owners of ALL THAT piece and parcel of Land measuring 10(ten) Cattahs 7(seven) Chittacks, together with residential structure standing thereon, measuring about 250 Square Feet, lying and situated in R.S. Dag No. 253 under R.S. Khatian No. 880 of Mouza - Mandal Para and ALL THAT piece and parcel of Land measuring 29(twenty nine) satak, together with residential structure standing thereon, lying and situated in R.S. Dag No. 254 under R.S. Khatian No. 321 both of Mouza - Mandal Para, Pargana-Magura, J.L. No. 6, Touzi No. 1508, R.S. No. 190, Police Station - Behala, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District - 24 Parganas.

By virtue of registered Deed of Gift dated 30.12.2016 said Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar jointly made a gift in respect of ALL THAT piece and parcel of Land measuring 1(one) Cattah 8(eight) Chittacks, out of 10(ten) Cattahs 7(seven) Chittacks, together with tiles roofing structure standing thereon, measuring about 100 Square Feet, out of 250 Square Feet, lying and situated in R.S. Dag No. 253 under R.S. Khatian No. 880 of Mouza - Mandal Para, Pargana - Magura, J.L. No. 6, Touzi No. 1508, R.S. No. 190, being Municipal Premises No. 114, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata-700 008, within the territorial limits of the Kolkata Municipal Corporation, under Assessee No. 411211401131, in its Ward No. 121, Police Station - Behala, District Sub Registration Office at Alipore, Additional District



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Sub Registration Office at Behala, District – South 24 Parganas in favour of Sri Somnath Naskar. The said Deed was registered in the office Additional District Sub Registrar at Behala and entered in Book No. 1, Volume No. 1607-2017, Pages No. 2271 to 2316 Being No. 10465 for the year 2016.

Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar also gave up Land measuring 1(one) Cattah 10(ten) Chittacks 25(twenty Five) Square Feet, lying and situates in R.S. Dag No. 253 & 254 under R.S. Khatian No. 880 & 321 of Mouza – Mandal Para for widening the roads leading to this land.

Now Smt. Subhadra Naskar, Sri Kalipada Naskar, Sri Khokan Naskar, Ms. Bela Naskar, Smt. Durga Ganguly, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar are the joint owners of **ALL THAT** piece and parcel of Land measuring 24(twenty four) Cattahs 12(twelve) Chittacks 40(forty) Square Feet, together with residential structure standing thereon, measuring about 400 Square Feet, lying and situated in R.S. Dag No. 253 & 254 under R.S. Khatian No. 880 & 321 of Mouza – Mandal Para, Pargana-Magura, J.L. No. 6, Touzi No. 1508, R.S. No. 190, being Municipal Premises No. 114, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata-700 008, within the territorial limits of the Kolkata Municipal Corporation, under Assessee No. 411211401131, in its Ward No. 121, Police Station – Behala, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District – South 24 Parganas.



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Having relied upon aforesaid representation made by the Developer, the Owners have executed a Development Agreement, on 14.03.2017, hereinafter referred to as the "Development Agreement" in respect of the said property with M/S. OM SAI CONSTRUCTION, a Proprietorship Firm having its office at 16/B, Biren Roy Road (East), Monmohan Park, Post Office - Barisha, Police Station-Behala, Kolkata-700 008, represented by its sole proprietor- SRI ANANTA KUMAR SAHOO, son of Sri Srihari Charan Sahoo, by faith- Hindu, by occupation- Business, residing at 92A, Jaigir Ghat Road, Post Office & Police Station- Thakurpukur, Kolkata-700 063, hereinafter called and referred to as the "**Developer**" for construction of the building upon the land of the said property as per sanction plan to be sanctioned by the Kolkata Municipal corporation. The said Development Agreement was registered at the office of Additional District Sub Registrar at Behala and entered in Book No. I, Volume No. 1607-2017, pages from 60340 to 60410, Being No. 01969 for the year 2017.

The Owners have also executed and registered a Development Power of attorney on 14.03.2017 in favour of M/S. OM SAI CONSTRUCTION, a Proprietorship Firm having its office at 16/B, Biren Roy Road (East), Monmohan Park, Post Office - Barisha, Police Station-Behala, Kolkata-700 008, represented by its sole proprietor- SRI ANANTA KUMAR SAHOO, son of Sri Srihari Charan Sahoo, by faith- Hindu, by occupation- Business, residing at 92A, Jaigir Ghat Road, Post Office & Police Station-Thakurpukur, Kolkata - 700063 for facilitating construction works amongst other acts and deeds to be carried out as stated therein. The said Deed was registered in the office of Additional District Sub Registrar at Behala and entered in Book No. I, Volume No.

:: 8 ::


SRABANTI SHAW
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ALIPORE JUDGES' COURT
KOLKATA-700 027

1607-2017, pages from 61600 to 61638, Being No. 01982 for the year 2017.

After execution of the said development agreement, the Developer paid all due khajna to the appropriate authority and applied for mutation on behalf of the owners for mutating the names of the owners in the records of the Block Land and Land Reforms Office as 'owners' and the said property was included in L.R.Dag No. 253 & 254 under L.R.Khatian No. 979, 980, 981, 982, 983, 984, 985 of Mouza - Mandal Para and the Developer also applied for conversion of the said property on behalf of the owners from 'bagan' to 'bastu'. The 'Conversion Certificate' has also been issued by the Block Land and Land Reforms Officer and the said property has been recorded as 'bastu'.

The Developer paid all due municipal taxes to the appropriate authority and applied for land area correction and as per their application the Kolkata Municipal Corporation was corrected the land area and the said property was renumbered as 0114, Raja Ram Mohan Roy Road, Police Station - Behala, Kolkata-700 008, within the territorial limits of the Kolkata Municipal Corporation, under Assessee No. 411211401131, in its Ward No. 121.

The Owners have executed a Supplementary Development Agreement, on 13.11.2019, in respect of the said property with **M/S. OM SAI CONSTRUCTION**, a Proprietorship Firm having its office at 16/B, Biren Roy Road (East), Monmohan Park, Post Office - Barisha, Police Station - Behala, Kolkata - 700008, represented by its sole proprietor- **SRI ANANTA KUMAR SAHOO**, son of Sri Srihari Charan Sahoo, by faith-Hindu, by occupation- Business, residing at 92A, Jaigir Ghat Road, Post Office & Police Station-Thakurpukur, Kolkata-700 063. The said Supplementary Development Agreement was registered at the office of



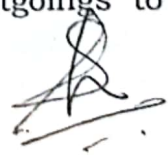
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ALIPORE JUDGES' COURT

Additional District Sub Registrar of Behala and entered in Book No. I, Volume No. 1607-2017, pages from 363148 to 363230, Being No. 11562 for the year 2019.

The Owners have also executed and registered a Development Power of attorney on 15.11.2019 in favour of M/S. OM SAI CONSTRUCTION, a Proprietorship Firm having its office at 16/B, Biren Roy Road (East), Monmohan Park, Post Office – Barisha, Police Station - Behala, Kolkata - 700008, represented by its sole proprietor- SRI ANANTA KUMAR SAHOO, son of Sri Srihari Charan Sahoo, by faith- Hindu, by occupation- Business, residing at 92A, Jaigir Ghat Road, Post Office & Police Station-Thakurpukur, Kolkata-700 063 for facilitating construction works amongst other acts and deeds to be carried out as stated therein. The said Deed was registered in the office of Additional District Sub Registrar at Behala and entered in Book No. I, Volume No. 1607-2017, pages from 370834 to 370881, Being No. 11667 for the year 2019.

Said Smt. Subhadra Naskar died intestate on 27.05.2021 leaving behind her two sons Sri Kalipada Naskar, Sri Khokan Naskar and four daughters namely Smt. Durga Ganguly, Ms. Bela Naskar, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar as her legal heirs and successors and after demise of Subhadra Naskar her sons and daughters inherited her 1/4th share of the aforesaid property jointly according to Law.

Thus Sri Kalipada Naskar, Sri Khokan Naskar, Smt. Durga Ganguly, Ms. Bela Naskar, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar are the joint owners of the said premises jointly, free from all encumbrances and had been in peaceful possession of the same and enjoying it by paying taxes and other outgoings to the



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appropriate authority by exercising all rights of ownership according to law to the exclusion of others.

Said Sri Kalipada Naskar, Sri Khokan Naskar, Smt. Durga Ganguly, Ms. Bela Naskar, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar have also executed and registered a Development Power of attorney on 07.07.2021 in favour of M/S. OM SAI CONSTRUCTION, a Proprietorship Firm having its office at 16/B, Biren Roy Road (East), Monmohan Park, Post Office – Barisha, Police Station - Behala, Kolkata - 700008, represented by its sole proprietor- SRI ANANTA KUMAR SAHOO, son of Sri Srihari Charan Sahoo, by faith- Hindu, by occupation- Business, residing at 92A, Jaigir Ghat Road, Post Office & Police Station-Thakurpukur, Kolkata-700 063 for facilitating construction works amongst other acts and deeds to be carried out as stated therein. The said Deed was registered in the office of Additional District Sub Registrar at Behala and entered in Book No. I, Volume No. 1607-2017, pages from 274708 to 274755, Being No. 07491 for the year 2021.

I do hereby certify that the above-mentioned property of Sri Kalipada Naskar, Sri Khokan Naskar, Smt. Durga Ganguly, Ms. Bela Naskar, Smt. Malina Biswas and Smt. Anita Naskar alias Brinda Naskar is free from all sorts of encumbrances, charges, liabilities, liens and lispendense, attachment of any kind whatsoever and the property under reference has absolutely clear, free and marketable title and fit for equitable mortgage.

Srabanti Shaw
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Enclo :-

Relevant Search Receipts

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ALIPORE JUDGES' COURT
KOLKATA-700 027

No. REGN AA 459725

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 14125
- 2. Date of application 03/8/21
- 3. Search for the year (s) 2001 - 2012
- 4. Name of office to which the record to be searched or inspected relates
D.R.P. S.R. Halpur
- 5. Name of person or property to be searched
114, Raja Ram
- 6. Nature of document
Mohan Roy RD.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
PS - Behula Kol-8 Site
- 8. From whom received
Srabanti Shaw
- 9. Fees paid under Article — 36/ (ADV)
- (1) (i)
- (2) (ii)
- (2)



Registrar of

No. REGN AA 459726

Receipt for Fees Deposited for Search or Inspection

14126

- 1. Serial Number of application.....
- 2. Date of application 03/8/21
- 3. Search for the year (s) 2018-21
- 4. Name of office to which the record to be searched or inspected relates D.R. & R. Alipur
- 5. Name of person or property to be searched 0114. Raja Ram
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Mohan Roy, R.D. PS- Behala
Kot- 8
- 8. From whom received Srabanti Chowdhury (ADV)
- 9. Fees paid under Article - 101
- (1) (i)
- (2) (ii)
- (2)



..... Registrar of

No. REGN AA465478

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 35578

2. Date of application 4/8/21

3. Search for the year (s) 201-1A

4. Name of office to which the record to be searched or inspected relates B1

5. Name of person or property to be searched B

6. Nature of document S

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 114 Raja Ram Mohan

8. From whom received R. D. Behar

9. Fees paid under Article —

(F (1) (i) 21

(F (2) (ii) L

F (2)

..... Registrar of

No. REGN AA465477

Receipt for Fees Deposited for Search or Inspection

- 1
- 2. Serial Number of application..... 35033
- 3. Date of application 4/8/27
- 4. Search for the year (s) 20-21
- 5. Name of office to which the record to be searched or inspected relates *en*
- 6. Name of person or property to be searched
- 7. Nature of document
- 8. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2114 Bata Ram Mohan
- 9. From whom received *Ray Bal*
- 10. Fees paid under Article —
 - F (1) (i) *B. D. D.*
 - F (2) (ii) *221*
 - F (2)

..... Registrar of