

# Debasis Mondal

Advocate, B.A.L.L.B.  
Civil & Addl. District Judges' Court.  
Bar Association, Diamond Harbour.  
South 24 Parganas, West Bengal.  
Enrolment No: W.B. 930 of 1995

## Residence & Chamber:

\* Nutanpole, Chintamonipara.  
P.O. & P.S.-Diamond Harbour.  
\* Vill.-Khordanahala, P.O.-Sadkurhat.  
P.S.-Ramnagar, South 24 Parganas.  
Mobile No: 9474128649 / 9635141968  
Email Id- mondal\_debasis@yahoo.com

Date - 28/02/2024

Ref. No.- SR- 90/BOIRBC/2024

Annexure - A

To  
The Assistance General Manager,  
Bank of India,  
AGM RBC Kolkata,  
5, B.T.M Sarani, 3<sup>rd</sup> floor,  
Kolkata - 700001.

Dear Sir,

Ref: A piece and parcel of the property more or less 04 Cottahs 10 Chittaks 28 Sq. ft. or 07.7089 Satak of Bastu land (scheme plot No. 103), within Block - B, together with under construction structure thereon, lying & situated in R.S. & L.R. Dag No.- 562/1538, under Mouza - Baishnabghata, J.L. No.- 28, within the limits of the Kolkata Municipal Corporation, Ward No.- 110, Premises No.- 9, Kanango Park, Kolkata - 700084, Assessee No. 311100700091, under P.S. Jadavpur now Patuli, A.D.S.R.O.- Alipore, Dist.- South 24 Parganas, West Bengal.

As per your advice, I on the basis of the original Title Deed and Documents forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed Search and Investigation and submit my report as under :-

1.	Name(s) and Address(es) of the Title holder(s).	<b>Smt. Ratna Guha.</b> Wife of Sri Goutam Guha. Daughter of Late Bimalendu Das. Residing at P-9 (103) Kanungo Park. P.O.- Garia. P.S.- Patuli. Kolkata - 700084. West Bengal.
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2. Title Deeds & documents in original Seen by me :				
Sl. No.	Name / Nature of Document.	Date.	Registered with.	Original/ Photocopy.
i)	Deed of Indenture Being No. 160415336 for the year 2023.	21/12/2023	D.S.R.- IV 24 Pgs (S).	Original.
ii)	KMC Mutation Certificate.	22/04/2015	-	Original.
iii)	No outstanding Certificate (NOC).	20/01/2023	-	Original.
iv)	Deed of Indenture Being No.- 1756 for the year 1986.	15/07/1986	A.D.S.R. at Alipore.	Original.
v)	Deed of Assignment Being No.- 1757 for the year 1986.	15/07/1986	A.D.S.R. at Alipore.	Original.
vi)	Death Certificate of Late Bimalendu Das.	18/01/2004	-	Original.
vii)	Death Certificate of Late Protima Das.	28/09/2014	-	Original.
viii)	Affidavit of Ld. 1 <sup>st</sup> Class Judicial Magistrate at Alipore.	01/09/2023	-	Original.
ix)	Approved Building Plan.	25/01/2024	-	Original.
x)	Development Agreement Being No. 160301356 for the year 2023.	31/01/2023	D.S.R.- III 24 Pgs (S)	Original.
xi)	Development Power of Attorney Being No. 160301399 for the year 2023.	01/02/2023	D.S.R.- III 24 Pgs (S)	Original.
xii)	Supplementary Development Agreement.	18/01/2024	Notarized.	Original.
3. Description of Immovable property/ies.				
i)	Survey No.	J.L. No.- 28.		
ii)	Extent Areas.	A piece and parcel of more or less 04 Cottahs 10 Chittaks 28 Sq. ft. or 07.7089 Satak of Bastu land (scheme plot No. 103), within Block - B, together with under construction structure thereon, lying & situated in R.S. & L.R. Dag No. 562/1538, under Mouza - Baishnabghata, J.L. No.- 28, within the limits of the Kolkata Municipal Corporation, Ward No.- 110, Premises No.- 9, Kanungo Park, Kolkata - 700084, Assessee No. 311100700091, under P.S. Jadavpur now Patuli, A.D.S.R.O.- Alipore, Dist. South 24 Parganas, West Bengal.		
iii)	Location.	Mouza - Baishnabghata. Within the limits of the Kolkata Municipal Corporation, Ward No.- 110. P.S.- Jadavpur now Patuli. Dist.- South 24 Parganas.		
iv)	Boundaries.	North - 96, Kanungo Park, Plot No.- 96. South - 28 ft. wide KMC Road. East - 206, Kanungo Park, Plot No.- 102. West - 156, Kanungo Park, Plot No.- 104.		

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## Residence & Chamber:

\* Natarajpola, Chintamonipara.  
P.O. & P.S. - Diamond Harbour.  
\* Vill - Xporikanahala, P.O. - Sadhurhat.  
P.S. - Rajnagar South 24 Parganas.  
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4.	Search in the Sub-Registrar's Office :	
i)	Location of property/ies.	Dist. - South 24 Parganas. P.S. - Jadavpur now Patuli. D.S.R. - Alipore. A.D.S.R.O. - Alipore. Mouza - Baishnabghata. Within the limits of the Kolkata Municipal Corporation, Ward No. - 110. J.L No. - 28.
ii)	Investigation, flow/tracing of Title and Search.	Investigation, flow/tracing of Title and Search Report. Enclosed Annexure - A 1.
iii)	Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurance.	Original Deed of Indenture Being No. 160415336 for the year 2023 the property in issue as original and genuine and also verified the genuineness of the same from the concerned office of the Sub-Registrar/west Bengal e-District System and I collected Certified Copy from D.S.R.- IV, South 24 Parganas at Alipore.
iv)	Whether the property ancestral and/or under joint ownership. If so, details of the coparceners/Karta and/or the co-owners. The respective shares should be incorporated specifically.	The property is not under joint ownership.
v)	Minor interest if any.	No, minor's interest involved in the said property.
vi)	Documents pending for Registration.	There are no such document / documents pending for registration.
5.	Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property fall within the purview of the Act, verification and investigation should be made under sections 26, 27 & 28 of the Act to ensure that mortgagors has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report.	The property does not fall under the Urban Land (Ceiling and Regulation) Act 1976.
6.	Whether the property is acquired under Land Acquisition Act, 1984/2014 and applicability of other State Legislations.	The Property is not acquired under Land Acquisition Act 1894/2014.

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7.	Leasehold immovable Property (where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage).	The said property is not a Leasehold Property.
8.	Investigation under Income Tax Act 1961, pending litigation related to property if any.	Investigation under I.T. Act 1961 is not done.
9.	Investigation in regard to agricultural land.	No, because the said property is Bastu land.
10.	The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor.	Municipality Tax has been paid in the name of the present land owner.
11.	Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.	No such other special enactment which is applicable to the property proposed to be mortgaged and affects the title.
12.	If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated.	It is not a Company property.
13.	Whether the records of sub-registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system. If so, whether any verification or cross checking are made and the comments/findings in the regard.	No.
14.	In case of partition/family settlement deeds,	Not applicable.
a)	Whether the partition made is valid in law.	Not applicable.
b)	Whether the original deed is available for deposit.	Not applicable.
c)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share. The modality/procedure to be followed to create a valid and enforceable mortgage.	Not applicable.

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Residence of Chamber:  
1. Hatanpala, Chhatrafontpora  
2. 411 of P.S. Diamond Harbour  
3. Vill. Panchanabata, P.S. Badkhalat  
4. 5, Hemangra, South 24 Parganas  
Mobile No: 9114118649 / 9633141968  
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d)	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
15.	Whether the property belongs to any trust or is subject to the rights of any trust?	Not applicable
a)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
b)	Is there any bar under local laws for creation of mortgage?	Not applicable
c)	The additional precautions/permissions to be obtained for creation of valid mortgage as per the respective state/central laws.	Not applicable
16.	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
a)	Whether the partners have authority to create mortgage for and on behalf of the firm,	Not applicable
17.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar (ROC), Memorandum of Association and Articles of Association etc. and submit details.	Not applicable
18.	In case of Societies, Association. Check the required authority/power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolutions, bye-laws etc.	Not applicable
a)	The additional precautions/permissions to be obtained for creation of valid mortgage as per the respective state/central laws to be stated.	Not applicable
19.	If the property is a flat / apartment or residential/commercial complex, check/verify and comment on the following:	The property is under construction.
a)	Promoter's/Land owner's title to the land/building;	Land owner's title to the land/building.
b)	Development Agreement/Power of Attorney;	Yes, registered Development Agreement and Development Power of Attorney.
c)	Independent title verification of the Land and/or Building in question;	Yes, independent title verification of the land/building.
d)	Agreement for sale (duly registered);	Not applicable.

A. Gul

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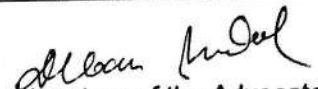
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e)	Payment of proper stamp duty;	Not applicable.
f)	Approval of building plan, permission of appropriate/local authority, etc.;	Yes, approved from the Kolkata Municipal Corporation.
g)	Conveyance in favour of Society/ Condominium concerned;	No.
h)	Occupancy Certificate/allotment letter/letter of possession;	No.
i)	Membership details in the Society etc.;	No.
j)	Share Certificates;	No.
k)	No Objection Letter from the Society;	No.
l)	All legal requirements under the local / Municipal laws, regarding ownership of Flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Yes.
m)	Requirements for noting the Bank charges on the records of the Housing Society, etc. and comment.	No.
20.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	The present land owner name is reflected as owner name in the Municipal records.
a)	Whether the property offered as security is clearly demarcated in the title documents?	Yes.
b)	Whether the property has clear access as per documents?	Yes.
21.	Any bar/restriction for creation of mortgage under any local or special enactments, Details of proper registration of documents, Payment of proper stamp duty etc.	There is no bar for creation Mortgage.
22.	Whether the governing law, the constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable.
23.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes, SARFAESI Act. is enforceable.

Date : 28<sup>th</sup> February 2024.  
Place : Diamond Harbour.

  
Signature of the Advocate.

DEBASIS MONDAL

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### CERTIFICATE

I have examined the Original Title Deed intended to be deposited relating to the aforesaid property/ies and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of right, title and interest and that if the said project approved, it will satisfy the requirements of project approval and I further certify that.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deed given to the me with the record/copy of it in the office of the Sub-Registrar and has found both tallying with each other. I confirm having made search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Officers/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayet Office, Land Acquisition Office, Registrar of Companies Office. I do not find anything adverse which would prevent the Title holder from creating a valid Mortgage. The statements and other information given in the report are correct and true.

I certify that, there are no prior Mortgage / Charges / Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1993 to 2024 pertaining to the Immovable Property/(ies) covered by above said Title Deed. The property is free from all Encumbrances, Charges or Claims.

I certify that **Smt. Ratna Guha** has got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims. There are no legal impediments for creation of the mortgage under any applicable law/rules in force. I certify that the mortgage over the said property/ies can be enforced through process of law including under the provisions of SARFAESI Act, for recovery of dues to the Bank.

If **Smt. Ratna Guha** personally present and deposit the following title deed in Certify copy with intention to project approval, it will satisfy the requirements of project approval. The following person/s should be present personally to deposit the Certify copy of title deed with your Branch for creation of equitable mortgage:

Certified Copy of Deed of Indenture Being No.- 160415336 for the year 2023, recorded in Book No.- I, CD Volume No.- 1604-2023, Page from 468432 to 468457, registered in the office of the D.R.S.- IV, South 24 Parganas at Alipore, dated on 21/12/2023.

*Alloan*



**Advocate, B.A.L.L.B.**  
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*Alloan [Signature]*

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The following documents in original have to be obtained for creation of valid equitable mortgage by deposit of title deed.

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- b) Photocopy of Deed of Indenture Being No.- 1756 for the year 1986, recorded in Book No.- I, Volume No.- 31, Page from 324 to 338, dated on 15/07/1986.
- c) Photocopy of Deed of Assignment Being No.- 1757 for the year 1986, recorded in Book No.- I, Volume No.- 31, Page from 339 to 344, dated on 15/07/1986.
- d) Photocopy of KMC Mutation Certificate.
- e) Photocopy of KMC property Tax Receipt.
- f) Photocopy of Death Certificate of Late Bimalendu Das and Protima Das.
- g) Photocopy of Affidavit of Ld. 1<sup>st</sup> class Judicial Magistrate at Alipore.
- h) Photocopy of Approved Building Plan.
- i) Photocopy of Development Agreement Being No. 160301356 for the year 2023, dated on 31/01/2023.
- j) Photocopy of Development Power of Attorney Being No. 160301399 for the year 2023, dated on 01/02/2023.
- k) Original Sale Agreement to be executed for individual Borrower.
- l) Original Deed of Conveyance to be executed for individual Borrower.

I hereby return the documents forwarded to me for the purpose of conducting search and preparation of report.

Date : 28<sup>th</sup> February 2024.  
Place : Diamond Harbour.

  
Signature of the Advocate.

DEBASIS MONDAL  
Advocate  
Civil Judge Court, D.H.

### Enclosed :-

1. Investigation, flow/tracing of Title and Search Report, Annexure A-I.
2. Search receipts of R.A. Kolkata, D.R. Alipore & A.D.S.R.O. at Alipore.
3. Court Search Information.
4. Certified Copy of title deed Being No.- 160415336 for the year 2023.

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Annexure - A-1

To  
The Assistance General Manager,  
Bank of India,  
AGM RBC Kolkata,  
5, B.T.M Sarani, 3<sup>rd</sup> floor,  
Kolkata - 700001.

Sub : INVESTIGATION, FLOW/TRACING OF TITLE AND SEARCH of the Project  
Developed by the developer "M/S. GLOBE CONSTRUCTION".

Ref : A piece and parcel of more or less 04 Cottahs 10 Chittaks 28 Sq. ft. or 07.7089 Satak of Bastu land (scheme plot No. 103), within Block - B, together with under construction structure thereon lying & situated in R.S. & L.R. Dag No.- 562/1538, under Mouza - Baishnabghata, J.L. No.- 28, within the limits of the Kolkata Municipal Corporation, Ward No.- 110, Premises No.- 9, Kanango Park, Kolkata - 700084, Assessee No. 311100700091, under P.S. Jadavpur now Patuli, A.D.S.R.O.- Alipore, Dist. South 24 Parganas, West Bengal.

Dear Sir,

As requested by you, I have duly examined the relevant documents produced by you in the name of **Smt. Ratna Guha**, wife of Sri Goutam Guha, daughter of Late Bimalendu Das, residing at P-9 (103) Kanungo Park, P.O.- Garia, P.S.- Patuli, Kolkata - 700084, West Bengal. I state below the devolution of title on the basis of the documents duly examined by me as follows:

That more or less 04 Cottahs 10 Chittaks 28 Sq. ft. of Bastu land (scheme plot No. 103), within Block 'B' in R.S. Dag No.- 562/1538 originally belonged to one "The Governor of the State of West Bengal" and used to possess right title and interest over the said property.

Thereafter "The Governor of the State of West Bengal" as the 'Governor' executed and registered a Deed of Assignment in favour of Sri Bimalendu Das as the 'transferee', son of Late Bishnupada Das, residing at B/103, Baishnabghata Development scheme, P.O.- Garia, P.S.- Jadavpur, dated on 15/07/1986, recorded in Book No.- I, Volume No.- 31, Page from 339 to 344, Being No.- 1757 for the year 1986, registered in the office of the A.D.S.R. at Alipore, South 24 Parganas.

Thereafter "The Governor of the State of West Bengal" executed and registered a Deed of Indenture of 04 Cottahs 10 Chittaks 28 Sq. ft. of Bastu land in Dag No. 562/1538 in favour of Sri Bimalendu Das, dated on 15/07/1986, recorded in Book No.- I, Volume No.- 31, Page from

*[Handwritten Signature]*

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324 to 338, Being No.- 1756 for the year 1986, registered in the office of the A.D.S.R. at Alipore, South 24 Parganas. Bimalendu Das got and acquired the said property by the above mentioned Deed of Indenture and used to possess right title and interest over the said property.

Thereafter Bimalendu Das died on 18/01/2004 leaving behind his legal heirs his wife 1) Smt. Pratima Das and one daughter 2) Ratna Guha. They both got and acquired the said property by the law of inheritance and used to possess right title and interest over the said property.

Thereafter Ratna Guha died on 28/09/2014 leaving behind her only legal heirs one married daughter Ratna Guha. She got and acquired total 04 Cottahs 10 Chittaks 28 Sq. ft. of Bastu land by the law of inheritance (from father & mother) and used to possess right title and interest over the said property.

The said Ratna Guha requested the Government to executed a Deed of the said property & thereafter "The Governor of the State of West Bengal" as the 'Executor' executed and registered a Deed of Indenture 04 Cottahs 10 Chittaks 28 Sq. ft. or 07.7089 Satak of Bastu land in favour of Ratna Guha, dated on 21/12/2023, recorded in Book No.- I, CD Volume No.- 1604-2023, Page from 468432 to 468457, Being No.- 160415336 for the year 2023, registered in the office of the D.S.R.- IV, South 24 Parganas at Alipore. Ratna Guha got and acquired the said property by the above mentioned Deed of Indenture and used to possess right title and interest over the said property.

The land owner Ratna Guha mutated her name before the Kolkata Municipal Corporation in Ward No.- 110 and the property is known and numbered as Premises No.- 9, Kanungo Park, Kolkata - 700084, Assessee No. 311100700091, under P.S. Jadavpur now Patuli and got the KMC Mutation Certificate. She also paid the KMC Property Tax and got the KMC Property Tax Receipt.

Thereafter the land owner Ratna Guha executed and registered a "Development Agreement" Bastu land of 04 Cottahs 10 Chittaks 28 Sq. ft. together with old structure thereon with "M/S. GLOBE CONSTRUCTION", a sole proprietorship firm, having its office at 150, Kanungo Park, P.O.- Garia, Kolkata - 700084, P.S.- Patuli, represented by its proprietor Sri Jayanta Deb Biswas, son of Late Somendra Krishna Deb Biswas, residing at 150, Kanungo Park, P.O. Garia, Kolkata - 700084, P.S.- Patuli, dated on 31/01/2023, recorded in Book No. I, CD Volume No.- 1603-2023, Page from 47248 to 47296, Being No. 160301356 for the year 2023, registered in the office of the D.S.R.- III, South 24 Parganas at Alipore to build, construct, erect and complete the building. By the virtue of said Agreement, the said Developer decided to develop the said property by construct G+IV Storied Residential Building and sanction a Building Plan from the Kolkata Municipal Corporation, being building permit No.

**Mondal**  
ADVOCATE, B.A.L.L.B.  
District Judges' Court,  
Diamond Harbour,  
South 24 Parganas, West Bengal  
Enrollment No: W.B. 930 of 1995

Residence & Chamber:

\* Nutanpole, Chintamonipara.  
P.O. & P.S.-Diamond Harbour.  
\* Vill-Khordanahala, P.O.-Sadhurhat.  
P.S.-Ramnagar, South 24 Parganas.  
Mobile No : 9474128649 / 9635141968  
Email Id- mondal\_debasis @Yahoo.com

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Thereafter the land owner Ratna Guha executed and registered a "Development Power of Attorney" of 04 Cottahs 10 Chittaks 28 Sq. ft. Bastu land together with old structure thereon in favour of Sri Jayanta Deb Biswas, dated on 01/02/2023, recorded in Book No.- I, CD Volume No.- 1603-2023, Page from 48578 to 48605, Being No. 160301399 for the year 2023, registered in the office of the D.S.R.- III, South 24 Parganas at Alipore to look after, manage, control, supervise, doing all inter alias activities like Sale, Transfer and to make a Deed of Conveyance etc. etc.

Due to the aforesaid reason, it has become necessary to alter the Owners Allocation so, the land owner Ratna Guha executed a "Supplementary Development Agreement" with "M/S. GLOBE CONSTRUCTION", a sole proprietorship firm, represented by Sri Jayanta Deb Biswas, Notarized dated on 18/01/2024.

I have made searches for non-encumbrance in respect of the schedule property for 30 (thirty) years from 1993 to 2024 in the office of the R.A. Kolkata, D.R. Alipore and A.D.S.R. at Alipore and I have found that the said property in is not effected by any trust, lease, liens or any other encumbrance or any right to easement in favour of any person or persons. I have also compared the original title deed with the certified copy obtained from the Registration Office or west Bengal e-District System about the genuineness of the title deed examined by me and that the same are original and not duplicate or fake.

I have personally enquired, visited and conducted with searched in the concerned Land Acquisition Collector's Office/ the B.L. & L.R.O. and found that the said property is not subject matter of any acquisition or requisition proceeding.

I have personally enquired, visited and conducted with searched in the concerned Land Acquisition Collector's Office and found that the said property is not subject matter of any acquisition or requisition proceeding. Bank can able to enforce under Section 13 (2) & 13 (4) of SARFAESI Act.

I have also made search for 12 (twelve) years from 2013 to 2024 in the Court of Ld. Civil Judge (Sr. Div) Court at Alipore and I have found that there are no pending Title Suit or Money Suit against the said property of person or Persons.

I hereby certify that Smt. Ratna Guha as the "Owner/Allotee" has clear, good and marketable title in respect of the aforesaid of more or less 04 Cottahs 10 Chittaks 28 Sq. ft. or 07.7089 Satak of Bastu land (scheme plot No. 103), within Block - B, together with under construction structure thereon lying & situated in R.S. & L.R. Dag No.- 562/1538, under Mouza - Baishnabghata, J.L. No.- 28, within the limits of the Kolkata Municipal Corporation, Ward No.- 110, Premises No.- 9, Kanango Park, Kolkata - 700084, Assessee No. 311100700091, under P.S. Jadavpur now Patuli, A.D.S.R.O.- Alipore, Dist. South 24 Parganas, West Bengal and it is free from all sorts of encumbrance. The above title deed and documents are genuine. The said Bank can hypothecate the said property &

**DEBASIS Mondal**

Advocate, B.A.L.L.B.  
Member of Addl District Judges' Court.  
Bar Association, Diamond Harbour.  
South 24 Parganas, West Bengal  
Enrolment No : W.B. 930 of 1995

Residence & Chamber:

\* Nutanpole, Chintamonipara.  
P.O. & P.S.-Diamond Harbour.  
\* Vill.-Khordanahala, P.O.-Sadkurhat.  
P.S.-Ramnagar. South 24 Parganas.  
Mobile No : 9474128649 / 9635141968  
Email Id- mondal\_debasis@yahoo.com

Ref. No.- SR- 90/BOIRBC/2024

Date - 28/02/2024

SCHEDULE PROPERTY

ALL THAT piece and parcel of more or less 04 Cottahs 10 Chittaks 28 Sq. ft. or 07.7089 Satak of Bastu land (scheme plot No. 103), within Block - B, together with under construction structure thereon lying & situated in R.S. & L.R. Dag No.- 562/1538, under Mouza - Baishnabghata, J.L. No.- 28, within the limits of the Kolkata Municipal Corporation, Ward No. 110, Premises No.- 9, Kanungo Park, Kolkata - 700084, Assessee No. 311100700091, under P.S. Jadavpur now Patuli, A.D.S.R.O.- Alipore, Dist. South 24 Parganas, West Bengal and it is butted and bounded as follows:

North - 96, Kanungo Park, Plot No.- 96.

South - 28 ft. wide KMC Road.

East - 206, Kanungo Park, Plot No.- 102.

West - 156, Kanungo Park, Plot No.- 104

Thanking You.  
Yours faithfully.

  
(Debasis Mondal)  
Advocate.

DEBASIS MONDAL  
Advocate  
Civil Judge Court, D.H.