

PRABIR DAS.
ADVOCATE.

Chamber :- AD 99/2, Krishnapur,
Post Office :- S.D
Sarani, P.S :- Baguiati,
Kolkata:-700102, W.B.

REF NO:-

DATE:- 20/08/2019.

SEARCH REPORT

ALL THAT piece and parcel of Land admeasuring about 55.6725 (Fifty Five point Six Seven Two Five) Decimal be the same a little more or less lying and situated in Mouza - Raigachi, J. L. No - 12, comprised in R.S. / L.R. Dag Nos.883 (Area 51.6725 Decimal) & 885 (Area 4 Decimal), Recorded in L.R. Khatian Nos.2427, 2428, 2429, 103, 61 and 1973, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, Under Police Station - Rajarhat, District - North 24 Paraganas.

Present Owners of the Premises:

- 1. LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at "LOHARUKA NIKET", DC 9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata – 700059.
- 2. MD. AZAM**, son of Late Md. Ayub, residing at Raigachi (Munshipara), P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135.
- 3. MD. ANOWAR**, son of Late Md. Ayub, residing at Raigachi (Munshipara), P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135.
- 4. HOSSAIN MUSTAFI**, son of Golam Mohammad, residing at Raigachi (Battala), P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135.

I have necessary search in the office of the District Registrar of the District North 24 Parganas at Barasat, during the period of 1989 to 2019 and in the office of the Additional Registrar of Assurances at Kolkata, during the period of 1989 to 2019 and in the office of the Additional District Sub-Registrar at Bidhan Nagar, Salt Lake City, during the period of 1989 to 2019 and have inspected all other relevant documents supplied to me in respect of the aforesaid property and found several entries as per records available in the office of the registrar concern till the day of signing of this search report.

Prabir Das
Adv

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REF NO:-

DATE:- 20/08/2019.

Ref:-1 (Deed No.04000 for the year 2012)
On investigation it reveals that:

By a Deed of Conveyance dated 28th day of March, 2012 one **Md. Yousuf** alias **Munsi Modh. Yusuf**, son of Late Md. Yakub, therein called as the **Vendor**, sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of land measuring 2 (Two) Cottah 9 (Nine) Chittack and 13 (Thirteen) Square Feet, more or less lying and situated at Mouza - Raigachi, J. L. No - 12, comprised in R.S. / L.R. Dag No.883, recorded in R.S. Khatian No.1192, corresponding to L.R. Khatian Nos. 1867 and 266, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, Under Police Station - Rajarhat, District - North 24 Paraganas, unto and in favour of one **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED**, therein called **Purchaser**, the present owners herein, which was duly registered in the office of Additional District Sub-Registrar Bidhan Nagar, Salt Lake City and recorded into Book-I, CD Volume No.6, Pages from 6888 to 6901, Being No.04000 for the year 2012 against the valuable consideration mentioned therein, absolutely and forever;

Ref:-2 (Deed No.04001 for the year 2012)
On investigation it reveals that:

By a Deed of Conveyance dated 28th day of March, 2012 one (1) **Md. Reajur Rahaman**, alias **Sekh Md. Riyajur Rahaman**, (2) **Sahidur Rahaman**, alias **Sekh Md. Sayadur Rahaman**, both son of Sk. Golam Mohammad, (3) **Rajia Khatoon** alias **Razia Khatun**, wife of Sk. Kamruddin and daughter of Sk. Golam Mohammad, (4) **Khodeja Khatoon** alias **Khodeja Khatun**, wife of Late Sk. Golam Mohammad and (5) **Rehena Khatun** alias **Rahena Khatun**, wife of Md. Maffuz Molla and daughter of Sk. Golam Mohammad, therein called as the **Vendors**, sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of land measuring 8 (Eight) Decimal, more or less lying and situated at Mouza - Raigachi, J. L. No - 12, comprised in R.S. / L.R. Dag No.885 (Area 4 Decimal) and 885/1543 (Area 4 Decimal), recorded in L.R. Khatian No.478, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, Under Police Station - Rajarhat, District -

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North 24 Paraganas, unto and in favour of one 1. **LOHARUKA INFRASTRUCTURE PRIVATE LIMITED** and 2. **MD. ANOWAR**, son of Late Md. Ayub, therein jointly and/or collectively called as the **Purchasers**, the present owners herein, which was duly registered in the office of Additional District Sub-Registrar Bidhan Nagar, Salt Lake City and recorded into Book-I, CD Volume No.6, Pages from 6902 to 6918, Being No.04001 for the year 2012 against the valuable consideration mentioned therein, absolutely and forever;

Ref:-3 (Deed No.04002 for the year 2012)
On investigation it reveals that:

By a Deed of Conveyance dated 28th day of March, 2012 one **Md. Yousuf** alias **Munsi Modh. Yusuf**, son of Late Md. Yakub, therein called as the **Vendor**, sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of land measuring 2 (Two) Cottah 8 (Eight) Chittack and 42 (Forty Two) Square Feet, more or less lying and situated at Mouza - Raigachi, J. L. No - 12, comprised in R.S. / L.R. Dag No.883, recorded in R.S. Khatian No.1192, corresponding to L.R. Khatian Nos. 1867 and 266, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, Under Police Station - Rajarhat, District - North 24 Paraganas, unto and in favour of one **MD. ANOWAR**, son of Late Md. Ayub, therein called **Purchaser**, the present owners herein, which was duly registered in the office of Additional District Sub-Registrar Bidhan Nagar, Salt Lake City and recorded into Book-I, CD Volume No.6, Pages from 6919 to 6932, Being No.04002 for the year 2012 against the valuable consideration mentioned therein, absolutely and forever;

Ref:-4 (Deed No.11555 for the year 2011)
On investigation it reveals that:

By an Indenture of Conveyance in Bengali Vernacular (Saf Bikroy Kobala Dalil) dated 25th day of August, 2011 one (1) **Md. Yousuf**, son of Late Md. Yakub, (2) **Hamida Begum**, wife of Late Md. Osman Gani alias Md. Osman, (3) **Md. Motin Munshi**, (4) **Md. Moin Munshi**, both son of Late Md. Osman Gani alias Md. Osman, (5) **Samsur Nahar**, wife of Azizul Molla and daughter of Late Md. Osman Gani alias Md.

Page 3 of 5

Prabir Das
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Osman, (6) **Kanchan Bibi**, wife of Abdul Hannan and daughter of Late Md. Osman Gani alias Md. Osman and (7) **Monimala Khatun**, wife of Seikh Manirul Islam and daughter of Late Md. Osman Gani alias Md. Osman, therein called as the **Vendors**, sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of land measuring 16.53 (Sixteen point Five Three) Decimal equivalent to 10 (Ten) Cottah, more or less lying and situated at Mouza - Raigachi, J. L. No - 12, comprised in R.S. / L.R. Dag No.883, recorded in R.S. Khatian No.1192, corresponding to L.R. Khatian Nos. 266, 1867, 351 and 1866, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, Under Police Station - Rajarhat, District - North. 24 Paraganas, unto and in favour of one 1. **MD. ANOWAR** and 2. **MD. AZAM**, both son of Late Md. Ayub, therein jointly and/or collectively called as the **Purchasers**, the present owners herein, which was duly registered in the office of District Sub-Registrar-II, North 24 Parganas and recorded into Book-I, CD Volume No.38, Pages from 1368 to 1386, Being No.11555 for the year 2011 against the valuable consideration mentioned therein, absolutely and forever;

Ref:-5 (Deed No.00131 for the year 2004)
On investigation it reveals that:

By an Indenture of Conveyance in Bengali Vernacular (Saf Bikroy Kobala Dalil) dated 2nd day of January, 2004 one (1) **Hamida Begum**, wife of Late Osman Gani, (2) **Md. Motin Munshi**, (3) **Md. Moin Munshi**, both son of Late Md. Osman Gani, (4) **Samsur Nehar**, wife of Azizul Haque, (5) **Kanchan Bibi**, wife of Seikh Hannan and (6) **Moni Khatun**, wife of Manirul Islam, therein called as the **Vendors**, sold, transferred, conveyed, granted, assigned and assured ALL THAT piece or parcel of land measuring 5 (Five) Cottah 2 (Two) Chittack and 4 (Four) Square Feet, more or less lying and situated at Mouza - Raigachi, J. L. No - 12, comprised in R.S. / L.R. Dag No.883, recorded in R.S. Khatian No.1192, corresponding to L.R. Khatian No.351, within the limit of Rajarhat Bishnupur 1 No. Gram Panchayat, Under Police Station - Rajarhat, District - North 24 Paraganas, unto and in favour of one **HOSSAIN MUSTAFI**, son of Golam Mohammad, therein called **Purchaser**, the present owners herein, which was duly registered in the office of Additional District Sub-Registrar Bidhan Nagar, Salt Lake City and recorded into Book-I, Volume No.8, Pages from 201 to 215, Being No.00131 for the year 2004 against the valuable consideration mentioned therein, absolutely and forever;

Page 4 of 5

Prabir Das

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By virtue of 5 (Five) Deeds of Conveyance, the Present Owners named above become the absolute Owners of the aforesaid Premises and thus mutated their names in the records of the Office of the Block Land & Land Reforms Office and their name have been recorded under L.R. Khatian Nos. 2427, 2428, 2429, 103, 61 and 1973, and thus seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sorts of encumbrances, attachments, liens, lispendes, alignments, requisitions, acquisitions and liabilities whatsoever;

Hence in my opinion that the aforesaid Present Owners absolutely holds good clear and fair marketable title to the aforesaid property as per records available in the Office of the Registrar concern and the said property is also free from all sorts of encumbrances and attachments whatsoever;

The receipt for the relevant searches is enclosed herewith.

Prabir Das
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No. REGN AA 447081

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 86081

2. Date of application 6-8-19

3. Search for the year(s) 1986-19

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

5. Name of person or property to be searched H

6. Nature of document 12

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m - Rujechi
D - 883, 885 - K. 2427

8. From whom received A. Banerjee

9. Fees paid under Article —

- F (1) (i)
- F (1) (ii)
- F (2)

306

..... Registrar of

No. REGN AA 457202

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 39453.
- 2. Date of application 6-8-19.
- 3. Search for the year(s) 1986-2019.
- 4. Name of office to which the record to be searched or inspected relates
BR + Binagar
- 5. Name of person or property to be searched M. Raigachi
- 6. Nature of document sag. 883, 885.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
kn - 2427, 2428.
D.
- 8. From whom received A. Basak.
- 9. Fees paid under Article —
F (1) (i) 60 R.
F (1) (ii)
F (2)

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No. REGN AA 457201

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 39452.
- 2. Date of application 6-8-2019.
- 3. Search for the year(s) 2012 - 2019.
- 4. Name of office to which the record to be searched or inspected relates SR. Rajarhat.
- 5. Name of person or property to be searched M. Raigachi
- 6. Nature of document Bag - 883, 885, Km. 2427.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2428.
- 8. From whom received A. Basak.
- 9. Fees paid under Article —

90.

F (1)
F (2)

F (1) (i)
F (1) (ii)
F (2)

..... Registrar of