

Rama Paul

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ALIPORE CRIMINAL & JUDGES COURT
KOLKATA-700 027

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Residence Chamber
71, Sallimpur Lane,
Kolkata-700 031.
7-9 A.M. & 8-10 P.M.

Ref. _____

Date _____

NON- ENCUMBRANCE CERTIFICATE

Reference: An area of land measuring more or less, **105 (ONE HUNDRED FIVE) KATTAH 42 (FOURTY TWO) SQUARE FEET**, being **MUNICIPAL PREMISES NO. - 9/12/5, YENI SARANI, KOLKATA - 700 104**, P. S. - Haridevpur, P. O. - Joka, West Bengal, under **Mouza - Kolua** , under R. S. Dag No - R. S. Dag No - 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No. 840 & 867, under L.R. Khatian Nos. 7075 to 7098, Touzi No. 98 & 58, Pargana - Magura, J. L. No. - 22, under Kolkata Municipal Corporation Ward No. 143, (Formerly under Joka - II Gram Panchayet), P. S. - **Haridevpur** (Formerly - Thakurpukur), Dist : South 24 Parganas, West Bengal,

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PRESENT OWNERS: (1) M/S. BHAGIRATHI ABASAN PRIVATE LIMITED, (2) M/S. B. B. M. CONSTRUCTION PRIVATE LIMITED, (3) M/S. CALVIN MARKETING PRIVATE LIMITED, (4) M/S. DYNASTY VANIJYA PRIVATE LIMITED, (5) M/S. JEEVANDEEP TRADING COMPANY PRIVATE LIMITED, (6) M/S. JYOTI DEALER PRIVATE LIMITED, (7) M/S. LAGAN NIRMAN PRIVATE LIMITED, (8) M/S. LARIKA TRADECOM NIRMAN PRIVATE LIMITED, (9) M/S. MAINK HOUSING PRIVATE LIMITED, (10) M/S. MADHUR ENCLAVE PRIVATE LIMITED, (11) M/S. MEMORY ESTATE PRIVATE LIMITED, (12) M/S. MIRIK PROPERTY PRIVATE LIMITED, (13) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, (14) M/S. NIRMAL COMPLEX PRIVATE LIMITED, (15) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holding PAN : AABCN1220B, (16) M/S. NAVRANG ENCLAVE PRIVATE LIMITED, (17) M/S. NAMRATA HOUSING PRIVATE LIMITED, (18) M/S. NAVRAG PLAZA PRIVATE LIMITED, (19) M/S. OLIVER ENCLAVE PRIVATE LIMITED, (20) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, holding PAN : AADCP5434H, (21) M/S. PRACHI HOUSING PRIVATE LIMITED, (22) M/S. RITURAJ COMPLEX PRIVATE LIMITED, (23) M/S. RAINCOM GOODS PRIVATE LIMITED and (24) M/S. NORTECH PROPERTY PRIVATE LIMITED, all Private Limited Companies incorporated under the provisions of Companies Act, 1956, as extended by Companies Act, 2013, having their respective Registered Offices at 17/1, Lansdowne Terrace, Kolkata – 700 026, P. O. – Kalighat, P. S. – Rabindra Sarobar (Formerly - Lake), West Bengal.

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MY REPORT IS AS FOLLOWS:

PART - I

WHEREAS SHRI SAMRENDRA KUMAR BISWAS, son of Late Simson Biswas was the absolute owner and occupier of 4 (four) Bighas, or 80 (eighty) cottahs Sali land comprised in R.S. Dag no – 830 under R.S. Khatian no – 907, R.S. no – 336, Parganas – Magura, Touzi no – 98 & 58, J.L. no – 22, Sheet No – 2, P.S. (old) – Behala, now – Thakurpukur, in Mouza – Kolua, District South 24 Parganas, with right, title, interest and possession over the same, acquired from **MOLINA BALA GOMES**, by virtue of a ‘Deed of Conveyance’ which was registered in the office of the Sub. Registrar, Behala no 08/01/1954 and duly recorded in Book no – I, Volume no – 4, Pages in written from 170 to 175, Being no – 40 and for the Year 1954.

AND WHEREAS said Samarendra Nath Biswas started exercising his occupation with absolute ownership over his said purchased the land of 80 (eighty) Cottahs, he could be able to mutate his name in the Land Reforms department against his purchased land, and to the subsequent stage decided and sold & transferred his land of 80 (eighty) Cottahs comprised in R.S. Dag no – 830 under R.S. Khatian no – 907, R.S. no – 336, Pargana- Magura, Touzi no – 98 & 58, J.L. no – 22, Sheet No – 2, P.S. (old) – Behala, now Thakurpukur, in Mouza – Kolua, District South 24 Parganas, to one **SRI SITANATH DHAR**, son of Late Gour Chandra Dhar, by virtue of a ‘Deed of Conveyance’ which was registered in the office of the Joint Sub Registrar of Alipore at Behala on 18/12/1958 and duly recorded in Book no – I, Volume no – 61, Pages in written from 28 to 32, Being no – 4257 and for the Year 1958.

AND WHEREAS while the said **SRI SITANATH DHAR** had been enjoying the right, title interest and possession in respect of the said landed property measuring 80 (eighty) Kattahs appertaining to R.S. Dag no – 830 under R.S. Khatian no – 907, R.S no – 336, Pargana – Magura, Touzi no – 98 & 58, J.L. no – 22, in Mouza – Kolua, District South 24 Parganas,

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died intestate on 25/03/1965 leaving behind him wife namely **SMT. CHARUBALA DHAR**, three sons namely **SHRI NARAYAN CHANDRA DHAR**, **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR**, and one daughter namely **SUBHADRA DHAR** as his only legal heirs and successors who became absolute owners and occupiers to the aforesaid land of 80 (eighty) cottah, left by Sitanath Dhar, since deceased.

AND WHEREAS to the subsequent stage while the said **SMT. CHARUBALA DHAR** along with other aforesaid co-sharers, had been enjoying the right, title and possession in respect of her undivided share in the aforesaid property of 80 (eighty) Cottah land appertaining to R.S. Dag no – 830 under R.S. Khatian no – 907, R.S. no – 336, Pargana – Magura, Touzi no – 98 & 58, J.L. no – 22, in Mouza – Kolua, P.S. – Thakurpukur, District South 24 Parganas died intestate on 03/07/1994, leaving intestate behind her three sons namely **SHRI NARAYAN CHANDRA DHAR**, **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR**, and one daughter namely **SUBHADRA DHAR** as her only legal heirs and successors.

AND WHEREAS thus the legal heirs and successors of said Smt. Charubala Dhar namely **SHRI NARAYAN CHANDRA DHAR**, **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR**, and **SUBHADRA DHAR** became joint owners of the said property i.e., measuring more or less 80 (eighty) Kattahs Sali land appertaining to R.S. Dag no – 830 under R.S. Khatian no – 907, R.S. no – 336, Pargana – Magura, Touzi no – 98 & 58, J.L. no – 22, Sheet No – 2 in Mouza – Kolua, District South 24 Parganas, in respect of 1/4th share each.

AND WHEREAS to the subsequent stage while the said **SHRI NARAYAN CHANDRA DHAR**, had been enjoying the right, title and possession in respect of his 1/4th undivided share in the said total 80 (eighty) cottah Sali land appertaining to R.S. Dag no – 830 under R.S. Khatian no – 907, R.S. no – 336, Pargana – Magura, Touzi no – 98 & 58, J.L. no – 22, in Mouza – Kolua, District South 24 Parganas, died in bachelor, intestate on 09/10/1998,

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leaving behind him two brothers namely **SHRI NARENDRA CHANDRA DHAR** alias **NARENDRA DHAR**, **SHRI SUNIL DHAR**, and one sister namely **SUBHADRA DHAR** as his only legal heirs and successors.

AND WHEREAS thus the legal heirs and successors of said Narayan Chandra Dhar, namely **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR** and **SUBHADRA DHAR** became joint owners of the property i.e. measuring more or less 80 (eighty) Kattahs appertaining to R.S. Dag no – 830 under R.S. Khatian no – 907, R.S. no – 336, Pargana – Magura, Touzi no – 98 & 58, J.L. no – 22, Sheet No – 2 in Mouza – Kolua, District South 24 Parganas, in respect of 1/3rd share each, inheriting the share of said Narayan Chandra Dhar since deceased.

WHEREAS said **SHRI NARENDRA CHANDRA DHAR**, **SHRI SUNIL DHAR** and **SUBHADRA DHAR**, while enjoying their right, title, interest and possession in respect of the Plot of land measuring more or less, 80 (eighty) Kattahs, sold conveyed and transferred, a demarcated and divided plot of land measuring **65 (Sixty Five) Kattahs 42 (Fourty Two) Square Feet** under **Mouza – Kolkua**, under R. S. Dag No – 830 (P), R. S. Khatian No. 907, J. L. No. 22, Touzi No. 98 & 58, Pargana – Magura, Police Station – **Haridevpur** (Formerly – Thakurpukur), Formerly under Joka – II Gram Panchayet and presently under Kolkata Municipal Corporation Ward No. 143, Dist: South 24 Parganas, West Bengal, free from all encumbrances, charges, liens, lispences, attachments, trusts whatsoever or howsoever, sold conveyed and transferred, jointly, to (1) **M/S. BHAGIRATHI ABASAN PRIVATE LIMITED**, (2) **M/S. B. B. M. CONSTRUCTION PRIVATE LIMITED**, (3) **M/S. CALVIN MARKETING PRIVATE LIMITED**, (4) **M/S. DYNASTY VANIJYA PRIVATE LIMITED**, (5) **M/S. JEEVANDEEP TRADING COMPANY PRIVATE LIMITED**, (6) **M/S. JYOTI DEALER PRIVATE LIMITED**, (7) **M/S. LAGAN**

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NIRMAN PRIVATE LIMITED, (8) M/S. LARIKA TRADECOM NIRMAN PRIVATE LIMITED, (9) M/S. MAINK HOUSING PRIVATE LIMITED, (10) M/S. MADHUR ENCLAVE PRIVATE LIMITED, (11) M/S. MEMORY ESTATE PRIVATE LIMITED, (12) M/S. MIRIK PROPERTY PRIVATE LIMITED, (13) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, (14) M/S. NIRMAL COMPLEX PRIVATE LIMITED, (15) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holding PAN : AABCN1220B, (16) M/S. NAVRANG ENCLAVE PRIVATE LIMITED, (17) M/S. NAMRATA HOUSING PRIVATE LIMITED, (18) M/S. NAVRAG PLAZA PRIVATE LIMITED, (19) M/S. OLIVER ENCLAVE PRIVATE LIMITED, (20) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, holding PAN : AADCP5434H, (21) M/S. PRACHI HOUSING PRIVATE LIMITED, (22) M/S. RITURAJ COMPLEX PRIVATE LIMITED, (23) M/S. RAINCOM GOODS PRIVATE LIMITED and (24) M/S. NORTECH PROPERTY PRIVATE LIMITED, Owners herein, by virtue of a 'Deed of Conveyance' being Deed No. 02702 for the year 2012, duly registered at the office of A. D. S. R. – Behala, West Bengal, recorded in Book No. - I, CD Volume No. 9, written in Page Nos. 647 to 669.

PART – II

WHEREAS one SHRI KAJAL CHANDRA BARUI, son of Late Gobinda Chandra Barui, became the absolute owner, occupier, seized and possessed of and otherwise in respect of a demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza- Kalua, Pargana-Magura, P.S. – Thakurpukur, now - Haridevpur, Touzi No - 98, 38, R.S. No. - 336, J. L. No. - 22, District-24 Parganas (s) by way of purchase from one 1) S. GOMES, wife of Late John Thomas Gomes and 2) LOUIS GOMES, daughter of Late John Thomas Gomes by virtue of "Deed of Conveyance" which was registered in the office of S.R. at Alipur Sadar on 04/01/1952 and

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duly recorded in Book No-I, Volume No-6, Pages in written 290 to 294, Deed No-73 and for the year 1952.

AND WHEREAS while the said **SHRI KAJAL CHANDRA BARUI**, son of Late Gobinda Chandra Barui had been enjoying his right, title, interest and possession in respect of his purchased demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s), recorded his name in record of rights in Revisional Settlement.

AND WHEREAS while the said **SHRI KAJAL CHANDRA BARUI**, son of Late Gobinda Chandra Barui had been enjoying the right, title, interest and possession in respect of his purchased demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s), died on 29th Poush, 1369 as per Bengali calender year (Probably 14/01/1963 as per English calender year) and leaving intestate behind his three sons namely 1) **BHUDHAR CHANDRA BARUI**, 2) **GOPAL CHANDRA BARUI** and 3) **BALARAM BARUI** as his only legal heirs and successors.

AND WHEREAS thus the said 1) **BHUDHAR CHANDRA BARUI**, 2) **GOPAL CHANDRA BARUI** and 3) **BALARAM BARUI** became the absolute joint owners, possessors, seized and possessed of the aforesaid demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s).

AND FURTHER WHEREAS while the said 1) **BHUDHAR CHANDRA BARUI**, and 2) **GOPAL CHANDRA BARUI** had been enjoying the right, title, interest and possession in

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respect of 1/3rd each share i.e. 22 Decimal each and hence altogether 44 Decimal in the schedule property, conveyed and transferred the same to their full blood brother **BALARAM BARUI** by virtue of "Gift Deed" which was registered in the office of S.R. at Alipur on 12/06/1979 and duly recorded in Book No-I, Volume No-72, Pages in written 1 to 11, Deed No-2548 and for the year 1979.

AND FURTHER WHEREAS thus **BALARAM BARUI** become the absolute owner, possessor, seized and possessed of the schedule demarcated land measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s) by virtue of gift and inheritance.

AND FURTHER WHEREAS while the said **BALARAM BARUI** had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 66 Decimal i.e. 2 Bighas, mutated his name before the B.L. & L.R.O. authority vide Mutation Case Number-30/J-11/1993 and Memo Number-6/2820/TM/95 dated 30/11/1995 and has been paying khazanas before B.L. & L.R.O. authority regularly.

AND FURTHER WHEREAS while the said **BALARAM BARUI** had been enjoying the right, title, interest and possession in respect of the schedule property measuring more or less 66 Decimal i.e. 2 Bighas, recorded his name in L.R. record of rights in respect of L.R. Dag Number 867 under L.R. Khatian Number 1425 in Mouza-Kalua.

WHEREAS said **BALARAM BARUI**, while enjoying his right, title, interest and possession in respect of the Plot of land measuring more or less, measuring more or less 66 Decimal i.e. 2 Bighas appertaining to R.S. Dag No. 830/1303 under R.S Khatian no. 894 in Mouza-Kalua, Pargana-Magura, P.S.-Thakurpukur, now-Haridevpur, Touzi No-98, 38, R.S. No-336, J.L. No-22, District-24 Parganas(s) , West Bengal, free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever or howsoever, sold conveyed and

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transferred, in pursuance to sell, jointly, to (1) M/S. BHAGIRATHI ABASAN PRIVATE LIMITED, (2) M/S. B. B. M. CONSTRUCTION PRIVATE LIMITED, (3) M/S. CALVIN MARKETING PRIVATE LIMITED, (4) M/S. DYNASTY VANIJYA PRIVATE LIMITED, (5) M/S. JEEVANDEEP TRADING COMPANY PRIVATE LIMITED, (6) M/S. JYOTI DEALER PRIVATE LIMITED, (7) M/S. LAGAN NIRMAN PRIVATE LIMITED, (8) M/S. LARIKA TRADECOM NIRMAN PRIVATE LIMITED, (9) M/S. MAINK HOUSING PRIVATE LIMITED, (10) M/S. MADHUR ENCLAVE PRIVATE LIMITED, (11) M/S. MEMORY ESTATE PRIVATE LIMITED, (12) M/S. MIRIK PROPERTY PRIVATE LIMITED, (13) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, (14) M/S. NIRMAL COMPLEX PRIVATE LIMITED, (15) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holding PAN : AABCN1220B, (16) M/S. NAVRANG ENCLAVE PRIVATE LIMITED, (17) M/S. NAMRATA HOUSING PRIVATE LIMITED, (18) M/S. NAVRAG PLAZA PRIVATE LIMITED, (19) M/S. OLIVER ENCLAVE PRIVATE LIMITED, (20) M/S. PURNIMA PROMOTERS PRIVATE LIMITED, holding PAN : AADCP5434H, (21) M/S. PRACHI HOUSING PRIVATE LIMITED, (22) M/S. RITURAJ COMPLEX PRIVATE LIMITED, (23) M/S. RAINCOM GOODS PRIVATE LIMITED and (24) M/S. NORTECH PROPERTY PRIVATE LIMITED, Owners herein, by virtue of a 'Deed of Conveyance' being Deed No. 10815 for the year 2012, duly registered at the office of Additional Registrar of Assurances – I, Kolkata, recorded in Book No. - I, CD Volume No. 22, written in Page Nos. 6533 to 6552.

Thus by virtue of the aforesaid Deeds of Conveyance, M/s. Bhagirathi Abasan Private Limited & 23 Other Private Limited Companies, Owners herein became the owner of altogether **105 (One Hundred Five) Kattahs 42 (Fourty Two) Square Feet** of Land and they have been enjoying their right, title, interest and possession in respect of the said land, and

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they have been, jointly, enjoying their right, title, interest and possession in respect of the said undivided and undemarcated scheduled land being **MUNICIPAL PREMISES NO. - 9/12/5, YENI SARANI, KOLKATA – 700 104**, P. S. – Haridevpur, P. O. – Joka, West Bengal, under **Mouza – Kolua** , under R. S. Dag No - R. S. Dag No – 830 (P), 830/ 1303, under R. S. Khatian No. 907, 894 corresponding to L. R. Dag No. 840 & 867, under L.R. Khatian Nos. 7075 to 7098, Touzi No. 98 & 58, Pargana – Magura, J. L. No. – 22, under Kolkata Municipal Corporation Ward No. 143, (Formerly under Joka – II Gram Panchayet), P. S. – **Haridevpur** (Formerly – Thakurpukur), Dist : South 24 Parganas, West Bengal.

I have gone through the purchase deeds, link deeds, 'Record of Rights', BL & LRO Records, KMC records and apart from it, I have caused necessary searches in the office of 'District Registrar Office', Sub Registrar Office' and 'Additional Sub Registrar office' etc. Besides it, I have also caused necessary searches in the respective Government offices i.e. LA Department, KMDA Department etc. and also searched in the competent court of law for any Title suit or Money Suit in respect of the above premises and thereafter made this 'Title Report' based on these documents.

My Report is under :

That the said land is free from all encumbrances and its title is absolutely clear and marketable in nature. I did not find any entry for the same.

I did not find any Sale deed, Transfer Deed, Gift Deed and Mortgage Deed for the said land during my searches.

Encl: Search Receipts.

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No. REGN BB 226446

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 9746

2. Date of application 28/3/23

3. Search for the year (s) 2010-2023

4. Name of office to which the record to be searched or inspected relates DR. I Behela

5. Name of person or property to be searched Pr. - 9/12/5. MENI

6. Nature of document Sarai

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

8. From whom received P. Ghosh (Adv)

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)



Handwritten signature of the Registrar.

..... Registrar of

No. REG. BB 228448

Receipt for Fees Deposited for Search or Inspection

Serial Number of application
 Date of application
 Search for the year (or)
 Name of place to which the report to be searched or inspected is sent
 Name of person or property to be searched
 Nature of document
 Particulars of record to be inspected (year, month, day, number, volume and page in the case of registered document)
 Name of registered document
 Name of person or property to be searched
 Nature of document
 Particulars of record to be inspected (year, month, day, number, volume and page in the case of registered document)



P. Phadnis
 20/10/2000

Signature of

No. REGN BB 330402

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 24602
- 2. Date of application 28/3/23
- 3. Search for the year (s) 20/0 - 23
- 4. Name of office to which the record to be searched or inspected relates *PAKA*
-
- 5. Name of person or property to be searched
- 6. Nature of document *sale*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) *9/12/5 Yami Sarani*
-
- 8. From whom received *P. Ghosh*
- 9. Fees paid under Article —
- F (1) (i) *15/-*
- F (2) (ii)
- F (2)

..... Registrar of

No. REGN. BB 330402

Receipt for Fees Deposited for Search of Record



1/1/60
2/1/60
3/1/60
4/1/60

Total Number of application

Date of application

Search for the year (s)

Name of office to which the record to be

Name of person in property to be searched

Name of document

Particulars of record to be searched (year, month, book volume and page if

the case of registered document)

Amount received

Fee paid under Act

Rs. (10)

Rs. (20)

Rs. (5)

Registrar of Records

[Signature]