

## NON-ENCUMBRANCES REPORT

Under instructions and on behalf of our Client, we have caused searches to be made in respect of land measuring 91.6954 (ninety one point six nine five four) decimal, more or less, comprised in R.S./L.R. *Dag* Nos. 15, 16 and 47, at *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, PIN 700144, and within the jurisdiction of Hariharpur *Gram Panchayat*, Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), defined below and the details of searches are given under:

**Scope Limitation:** The scope of our report is limited by the following general parameters. We have assumed that the documents provided to us:

- a) bear the genuine signatures, dates, stamps, seals and other markings;
- b) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- c) have not been superseded by any other document not made available to us for whatever reason;
- d) are authentic and the authenticity of all copies of documents/information provided to us and the conformity of such copies or extracts submitted to us with that of the original documents.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners named hereinafter and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

This report is addressed to and is solely for the benefit of the Client and no other person shall, except with our consent, rely on this report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent.

### 1. Definitions

1.1 In this Report, unless it is contrary or repugnant to the subject or context:

- 1.1.1 **Said Property** shall mean land classified as *Sali* measuring (i) 52.8802 (fifty two point eight eight zero two) decimal equivalent to 31.99 (thirty one point nine nine) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 15, under L.R. *Khatian* Nos. 3722 and 3725 *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayat*, Sub-Registration District Baruipur, District South 24 Parganas (**First Property**) (ii) 21.0832 (twenty one point zero eight three two) decimal equivalent to 12.755 (twelve point seven five five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 16, under L.R. *Khatian* No. 3723, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayat*, Sub-Registration District Baruipur,

District South 24 Parganas (**Second Property**) **And** (iii) 17.7320 (seventeen point seven three two zero) decimal equivalent to 10.727 (ten point seven two seven) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 21, under L.R. *Khatian* Nos.3722 and 3725, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Property**) **totaling to** land measuring 91.6964 (ninety one point six nine six four) decimal equivalent to 55.476 (fifty five point four seven six) *cottah*, more or less (the First Property, the Second Property and the Third Property, collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Owners in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances

1.1.2 **Owners** shall mean (1) **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 101, Park Street, Police Station Park Street, Kolkata-700016 (2) **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (3) **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016.

**2. Photocopies of Documents as provided by the Client, based on which this report has been prepared**

- 2.1 Deed of Conveyance dated 12<sup>th</sup> December, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 3145 to 3169, being Deed No. 00195 for the year 2013
- 2.2 Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3145 to 3162, being Deed No. 01927 for the year 2013
- 2.3 Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3163 to 3180, being Deed No. 01928 for the year 2013
- 2.4 Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3181 to 3198, being Deed No. 01929 for the year 2013
- 2.5 Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3199 to 3216, being Deed No. 01930 for the year 2013

2013

- 2.6 Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3217 to 3234, being Deed No. 01931 for the year 2013
- 2.7 Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 297849 to 297887, being Deed No. 6088 for the year 2021
- 2.8 Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298107 to 298148, being Deed No. 6097 for the year 2021
- 2.9 Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298218 to 298250, being Deed No. 6100 for the year 2021
- 2.10 Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298251 to 298286, being Deed No. 6101 for the year 2021
- 2.11 Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298337 to 298370, being Deed No. 6102 for the year 2021

### **3. Offices Where Searches Have Been Conducted**

#### **3.1 Registration Office (From -2023)**

- 3.1.1 Registrar of Assurances, Kolkata
- 3.1.2 District Registrar, Alipore
- 3.1.3 Additional District Sub-Registrar, Baruipur

#### **3.2 Block Land and Land Reforms Office, Baruipur**

### **4. Title**

- 4.1 **Ownership of First Portion of First Property:** By a Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3145 to 3162, being Deed No. 01927 for the year 2013, Halison Bibi,

Yasin Ali Molla, Liyas Molla alias Iliyas Molla, Younis Ali Molla alias Youis Ali Molla, Raoshna Bibi, Rabeya Bibi and Rahima Bibi alias Rahima Bibi Mondal jointly sold land measuring 10.40975 (ten point four zero nine seven five) decimal equivalent to 6.2978 (six point two nine seven eight) *cottah*, more or less, out of 65 (sixty five) decimal, comprised in R.S./L.R. *Dag* No. 15, recorded under L.R. *Khatian* No. 156, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of First Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein).

4.2 **Ownership of Second Portion of First Property:** By a Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3181 to 3198, being Deed No. 01929 for the year 2013, Halison Bibi, Yasin Ali Molla, Liyas Molla alias Iliyas Molla, Younis Ali Molla alias Youis Ali Molla, Raoshna Bibi, Rabeya Bibi and Rahima Bibi alias Rahima Bibi Mondal jointly sold land measuring 10.40975 (ten point four zero nine seven five) decimal equivalent to 6.2978 (six point two nine seven eight) *cottah*, more or less, out of 65 (sixty five) decimal, comprised in R.S./L.R. *Dag* No. 15, recorded under L.R. *Khatian* No. 156, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of First Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein).

4.3 **Ownership of Third Portion of First Property:** By a Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3199 to 3216, being Deed No. 01930 for the year 2013, Halison Bibi, Yasin Ali Molla, Liyas Molla alias Iliyas Molla, Younis Ali Molla alias Youis Ali Molla, Raoshna Bibi, Rabeya Bibi and Rahima Bibi alias Rahima Bibi Mondal jointly sold land measuring 10.40975 (ten point four zero nine seven five) decimal equivalent to 6.2978 (six point two nine seven eight) *cottah*, more or less, out of 65 (sixty five) decimal, comprised in R.S./L.R. *Dag* No. 15, recorded under L.R. *Khatian* No. 156, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Portion of First Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein).

4.4 **Ownership of Fourth Portion of First Property:** By a Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3217 to 3234, being Deed No. 01931 for the year 2013, Halison Bibi, Yasin Ali Molla, Liyas Molla alias Iliyas Molla, Younis Ali Molla alias Youis Ali Molla, Raoshna Bibi, Rabeya Bibi and Rahima Bibi alias Rahima Bibi Mondal jointly sold land measuring 10.40975 (ten point four zero nine seven five) decimal equivalent to 6.2978 (six point two nine seven eight) *cottah*, more or less, out of 65 (sixty five) decimal, comprised in R.S./L.R. *Dag* No. 15,

recorded under L.R. *Khatian* No. 156, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Fourth Portion of First Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein).

- 4.5 **Ownership of Fifth Portion of First Property:** By a Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298107 to 298148, being Deed No. 6097 for the year 2021, Aminuddin Molla sold land measuring 14.3650 (fourteen point three six five zero) decimal equivalent to 8.7061 (eight point seven zero six one) *cottah*, more or less, out of 65 (sixty five) decimal, comprised in R.S./L.R. *Dag* No. 15, recorded under L.R. *Khatian* No. 4821, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Fifth Portion of First Property**) to (i) Browse Tie Up Private Limited (being the Owner No. 2 herein).
- 4.6 **Ownership of Sixth Portion of First Property:** By a Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298218 to 298250, being Deed No. 6100 for the year 2021, Habibulla Sardar sold land measuring 0.7460 (zero point seven four six zero) decimal equivalent to 0.4521 (zero point four five two one) *cottah*, more or less, out of 65 (sixty five) decimal, comprised in R.S./L.R. *Dag* No. 15, recorded under L.R. *Khatian* No. 4603, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Fifth Portion of First Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein).
- 4.7 **Records of Rights:** (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos. 3722 and 3725 in respect of the First Portion of First Property, Second Portion of First Property, Third Portion of First Property, Fourth Portion of First Property, Fifth Portion of First Property and Sixth Portion of First Property, each of them having their respective share therein.
- 4.8 **Ownership of First Property:** Thus, (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) became the owners of land measuring 52.8802 (fifty two point eight eight zero two) decimal equivalent to 31.99 (thirty one point nine nine) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 15, under L.R. *Khatian* Nos. 3722 and 3725, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Property**) [comprising of the First Portion of First Property, Second Portion of First Property, Third Portion of First Property, Fourth Portion of First Property, Fifth Portion of First Property and Sixth Portion of First Property].

- 4.9 **Ownership of Second Property:** By a Deed of Conveyance dated 12<sup>th</sup> December, 2012, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 3145 to 3169, being Deed No. 00195 for the year 2013, Ila Manna, Partha Pratim Manna, Palash Prasun Manna, Gouri Prasad Manna, Mridula Manna, Sarbani Sarkar, Moumita Mondal, Rama Prasad Manna, Shyama Prasad Manna and Rubani Manna jointly sold land measuring 21.0832 (twenty one point zero eight three two) decimal equivalent to 12.7777 (twelve point seven seven seven seven) *cottah*, more or less, out of 22 (twenty two) decimal, comprised in R.S./L.R. *Dag* No. 16, recorded under L.R. *Khatian* Nos. 243, 357, 480 and 897, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Property**) to Browse Merchant Private Limited (being the Owner No. 3 herein).
- 4.10 **Records of Rights:** Browse Merchant Private Limited (being the Owner No. 3 herein) has recorded its name in the records of Land Reforms Settlements, under L.R. *Khatian* No. 3723 in respect of the Second Property.
- 4.11 **Ownership of First Portion of Third Property:** By a Deed of Conveyance dated 22<sup>nd</sup> January, 2013, registered at the office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. I, CD Volume No. 5, at Pages 3163 to 3180, being Deed No. 01928 for the year 2013, Halison Bibi, Yasin Ali Molla, Liyas Molla alias Iliyas Molla, Younis Ali Molla alias Youis Ali Molla, Raoshna Bibi, Rabeya Bibi and Rahima Bibi alias Rahima Bibi Mondal jointly sold land measuring 10.5 (ten point five) decimal equivalent to 6.352 (six point three five two) *cottah*, more or less, out of 21 (twenty one) decimal, comprised in R.S./L.R. *Dag* No. 47, recorded under L.R. *Khatian* No. 156, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**First Portion of Third Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein).
- 4.12 **Ownership of Second Portion of Third Property:** By a Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 297849 to 297887, being Deed No. 6088 for the year 2021, Goutam Sarkar and Chandan Sarkar jointly sold land measuring 1.6360 (one six three six zero) decimal equivalent to 0.9915 (zero point nine nine one five) *cottah*, more or less, out of 21 (twenty one) decimal, comprised in R.S./L.R. *Dag* No. 47, recorded under L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Second Portion of Third Property**) to (i) Browse Tie Up Private Limited (being the Owner No. 2 herein).
- 4.13 **Ownership of Third Portion of Third Property:** By a Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298251 to 298286, being Deed No. 6101 for the year 2021, Goutam Sarkar and

Chandan Sarkar jointly sold land measuring 2.8412 (two point eight four one two) decimal equivalent to 1.7219 (one point seven two one nine) *cottah*, more or less, out of 21 (twenty one) decimal, comprised in R.S./L.R. *Dag* No. 47, recorded under L.R. *Khatian* No. 625, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Portion of Third Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein).

- 4.14 **Ownership of Fourth Portion of Third Property:** By a Deed of Conveyance dated 9<sup>th</sup> July, 2021, registered at the office of the Additional Registrar of Assurances-IV, Kolkata, in Book No. I, Volume No. 1904-2021, at Pages 298337 to 298370, being Deed No. 6102 for the year 2021, Shruti Sain sold land measuring 6.0228 (six point zero two two eight) decimal equivalent to 3.6502 (three point six five zero two) *cottah*, more or less, out of 21 (twenty one) decimal, comprised in R.S./L.R. *Dag* No. 47, recorded under L.R. *Khatian* No. 5572, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Fourth Portion of Third Property**) to (i) Recoup Tracom Private Limited (being the Owner No. 1 herein).
- 4.15 **Records of Rights:** (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) have recorded their names in the records of Land Reforms Settlements, under L.R. *Khatian* Nos. 3722 and 3725 in respect of the Fourth Property, each of them having their respective share therein.
- 4.16 **Ownership of Third Property:** Thus, (i) Recoup Tracom Private Limited (being the Owner No. 1 herein) and (ii) Browse Tie Up Private Limited (being the Owner No. 2 herein) became the owners of land measuring 17.7320 (seventeen point seven three two zero) decimal equivalent to 10.727 (ten point seven two seven) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 47, under L.R. *Khatian* Nos. 3722 and 3785, *Mouza* Hariharpur, J.L. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (**Third Property**) [comprising of the First Portion of Third Property, Second Portion of Third Property, Third Portion of Third Property and Fourth Portion of Third Property].
- 4.17 **Ownership of Said Property:** Thus the Owners became the owners of the Said Property, being land measuring 91.6964 (ninety one point six nine six four) decimal equivalent to 55.476 (fifty five point four seven six) *cottah*, more or less, comprising of (i) the First Property, being land measuring 52.8802 (fifty two point eight eight zero two) decimal equivalent to 31.99 (thirty one point nine nine) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 15, under L.R. *Khatian* Nos.3722 and 3725 *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (ii) the Second Property, being land measuring 21.0832 (twenty one point zero eight three two) decimal equivalent to 12.755 (twelve point seven five five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 16, under L.R. *Khatian* No.3723, *Mouza*

Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (iii) the Third Property, being land measuring 17.7320 (seventeen point seven three two zero) decimal equivalent to 10.727 (ten point seven two seven) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 47, under L.R. *Khatian* Nos.3722 and 3725, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas.

**5. Conclusion:**

- 5.1 (1) **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 101, Park Street, Police Station Park Street, Kolkata-700016 (2) **Browse Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 (3) **Browse Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 are the owners of the Said Property, each of them having their respective share therein.
- 5.2 The Owners have recorded their names in the Records of Land Reforms Settlements in respect of their respective shares in the Said Property.
- 5.3 By virtue of the aforesaid deeds and records of rights the Owners have acquired rights, title and interest in respect of the Said Property.
- 5.4 Based on available records in the concerned registration offices and B.L.&L.R.O Office, it appears that the Owners have free, good, marketable and bankable right, title and interest in respect of their respective shares in the Said Property.
- 5.5 The Searches undertaken by us specifically relate to the encumbrances created by the acts of parties and recorded in public record and land revenue.
- 5.6 Subject To our observations aforesaid, we are of the opinion that the Owners have a marketable title to the Said Property.

**Schedule  
(Said Property)**

Land classified as *Sali* measuring (i) 52.8802 (fifty two point eight eight zero two) decimal equivalent to 31.99 (thirty one point nine nine) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 15, under L.R. *Khatian* Nos.3722 and 3725 *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas (ii) 21.0832 (twenty one point zero eight three two) decimal equivalent to 12.755 (twelve point seven five five) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 16, under L.R. *Khatian* No.3723, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of



Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas **And** (iii) 17.7320 (seventeen point seven three two zero) decimal equivalent to 10.727 (ten point seven two seven) *cottah*, more or less, comprised in R.S./L.R. *Dag* No. 47, under L.R. *Khatian* Nos.3722 and 3725, *Mouza* Khasmallick, J.L. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas.

**Totaling to land 91.6954 (ninety one point six nine five four) decimal equivalent to 55.4757 (fifty five point four seven five seven) cottah, more or less.**

Sujata Ghosh, Advocate  
WB 272/2008  
Advocate  
High Court at Calcutta

Dated: 22/08/2023