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1

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Ref. No. LD/37/09/23

Date 13/09/23

## SEARCH REPORT

**Reference:** With regard to an undivided land owned by **AGNI DEALCOM PRIVATE LIMITED** and 89 other private limited companies, total area measuring **110 Kattah 02 Chittaks 34 Square Feet** by virtue of three deeds vide Nos. I-5033/2018, 1622/2018 and I-6371/2017 comprising in **i)R.S. Dag No.-366** under R.S Khatian No.-959 corresponding to **L.R. Dag No-366** under L.R. Khatian No-4831, 4832, 4833, 4834, 4835, 4836, 4838, 4839, 4841, 4869, 4871, 4872, 4873, 4874, 4875, 4881, 4886, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4902, 4904, 4905, 4915, 4916, 4917, 4920, 4923, 4939, 5986, 5987, 5988, 5989, 5990, 5991, 5992, 5993, 5994, 5995, 5996, 5997, 5998, 5999, 6000, 6001, 6002, 6003, 6004, 6005, 6019, 6020, 6021, 6022, 6023, 6024, 6025, 6026, 6027, 6028, 6029, 6030, 6031, 6032, 6033, 6034, 6035, 6036, 6037, 6038, 6039, 6040, 6041, 6042, 6043, 6044, 6066, 6068, 6069, 6070 and 6071, **ii)R.S. Dag No.-393** under R.S Khatian No.-1260 corresponding to **L.R. Dag No-393** under L.R. Khatian No-6384, 6385, 6386, 6387, 6388, 6389, 6390, 6391, 6392, 6393, 6394, 6395, 6396, 6397, 6398, 6399, 6400, 6401, 6402, 6403, 6404, 6405, 6406, 6407, 6408, 6409, 6410, 6411, 6412, 6413, 6414, 6415, 6416, 6417, 6418, 6424, 6425, 6426, 6427, 6428, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439, 6440, 6441, 6442, 6443, 6444, 6452, 6609, 6610, 6611, 6612, 6613, 6617, 6618, 6619, 6620, 6621, 6622, 6623, 6624, 6627, 6628, 6629, 6630, 6631, 6632, 6634, 6639, 6640, 6641, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649, 6650, 6652, 7054, 7055 and 7056, **iii)R.S. Dag No.-394** under R.S Khatian No.-940 corresponding to **L.R. Dag No-394** under L.R. Khatian No-5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629,



5630, 5631, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715 and 5716 and **iv)R.S. Dag No.-396** under R.S Khatian No.-698 corresponding to **L.R. Dag No-396** under L.R. Khatian No-5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715 and 5716 situated within **Mouza-Hariharpur**, Pargana-Medanmalla, J.L. No-11, under **Police Station-Baruipur**, within **Hariharpur Gram Panchayet**, District-24 Parganas(s).

**PRESENT OWNERS:** 1)Agni Dealcom Private Limited, 2)Commitment Vincom Private Limited, 3)Connect Dealcom Private Limited, 4)Decagon Dealers Private Limited, 5)Ekdanta Merchandise Private Limited, 6)Flame Sales Private Limited, 7)Focus Dealers Private Limited, 8)Gladiolus Merchants Private Limited, 9)Hornbill Tradecom Private Limited, 10)Iconic Suppliers Private Limited, 11)Innovative Commosales Private Limited, 12)Jackpot Tradelink Private Limited, 13)Jalapeno Sales Private Limited, 14)Juniper Commotrade Private Limited, 15)Kamakshya Vinimay Private Limited, 16)Kshitij Vincom Private Limited, 17)League Distributors Private Limited, 18)Limelight Merchandise Private Limited, 19)Omni Commodeal Private Limited, 20)Passion Dealers Private Limited, 21)Pentagon Suppliers Private Limited, 22)Queenbee Sales Private Limited, 23)Quick Commosales Private Limited, 24)Success Commosales Private Limited, 25)Twin Star Dealcom Private Limited, 26)Winsome Commodeal Private Limited, 27)Youth Vincom Private Limited, 28)Zeal Dealcom Private Limited, 29)Afterlink Exim Private Limited, 30)Alcore Properties Private Limited, 31)Allmost Conclave Private Limited, 32)Amberdwaj Estates Private Limited, 33)Bhavsakti Vanijya Private Limited, 34)Bhujadhari Dealers Private Limited, 35)Capricon Properties Private Limited, 36)Coolhut Real Estaes Private Limited, 37)Dhanganga Commosales Private Limited, 38)Dhanrashi Impex Private Limited, 39)Dreamlight Towers Private Limited, 40)Esagilla Developers Private Limited, 41)Everlink Enclave Private Limited, 42)Everrise Vyapaar Private Limited, 43)Everstrong Developers Private Limited, 44)Evolution Towers Private Limited, 45)Fressia Sales Private Limited, 46)Funidea Conclave Private Limited, 47)Ginger Complex Private Limited, 48)Greentake Projects Private Limited, 49)Gritty Realty Private Limited, 50)Highrank Complex Private Limited, 51)Intent Plazza Private Limited, 52)Jagatdhan Suppliers

Private Limited, 53)Jagmata Enclave Private Limited 54)Jagsakti Deal Trade Private Limited, 55)Jalnayan Retails Private Limited, 56)Jigisha Infraststructure Private Limited, 57)Jordar Housing Private Limited, 58)Kalyankari Niketan Private Limited, 59)Kamalpushp Nirman Private Limited, 60)Kamalraj Apartments Private Limited, 61)Leda Projects Private Limited, 62)Libra Infradevelopers Private Limited, 63)Moonview Piazza Private Limited, 64)Shivmani Properties Private Limited, 65)Premkunj Niketan Private Limited, 66)Panchmurti Infrastructure Private Limited, 67)Overtop Infrahomes Private Limited, 68)Overgrow Complex Private Limited, 69)Oval Buildcon Private Limited, 70)Neminath Nirman Private Limited, 71)Megapix Promoters Private Limited, 72)Meantime Homes Private Limited, 73)Makelife Developers Private Limited, 74)Muskan Piazza Private Limited, 75)Suhana Suppliers Private Limited, 76)Blaze Enclave Private Limited, 77)Baron Promoters Private Limited, 78)Aristo Vinimay Private Limited, 79)Fantastic Vinimay Private Limited, 80)Sarda Vyapar Private Limited, 81)Moonlink Residency Private Limited, 82)Bajrang Mansion Private Limited 83)Brijbhumi Construction Private Limited, 84)Kasturi Mercantile Private Limited 85)Swagatam Distributor Private Limited, 86)Bagban Abasan Private Limited, 87)Biscon Niketan Private Limited, 88)Extrusions Real Estate Private Limited, 89)Trimurti Dealer Private Limited and 90)KBS Housing Private Limited.

**MY REPORT IS AS FOLLOWS**

I have gone through the purchase deeds, link deeds, 'Record of Rights', and apart from it, I have caused necessary searches through my Searcher Mr. Munshi Zakir Hossain in the office of A.R.A.-I, Kolkata, 'District Sub Registrar Office-IV' and 'Additional Sub Registrar office, Baruipur' etc during the period from **2011 to 2023** in respect of the above premises and thereafter made this 'Title Report' based on these following documents.

**PART-I (R.S. & L.R. DAG-366)**

**WHEREAS** one NARAYAN DAS GAYEN, son of Late Troilokya Nath Gayen became absolute owner in respect of ALL THAT piece and parcel of entire land measuring 119 Decimal i.e. 71 Kattah 15 Chittak 41 Sqft by virtue of "Deed of Conveyance" comprising in C.S. Dag No.366 under C.S. Khatian No.115, corresponding to R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South), under Hariharpur Gram Panchayet which was registered in the office of A.D.S.R. Baruipur on 22/06/1946 and duly recorded in Book No.-I, Volume No.-38, Pages from 98 to 103, Deed No.-3411 and for the year 1946.

**AND WHEREAS** while NARAYAN DAS GAYEN, son of Late Troilokya Nath Gayen had been enjoying right, title, interest and possession in respect of ALL THAT piece and parcel of entire land measuring 119 Decimal i.e. 71 Kattah 15 Chittak 41 Sqft comprising in C.S. Dag No.366



under C.S. Khatian No.115, corresponding to R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South), under Hariharpur Gram Panchayet, recorded his name in R.O.R. of Revisional Settlement under R.S. Khatian No.-959 and he had been paying khazanas regularly.

**AND FURTHER WHEREAS** while NARAYAN DAS GAYEN, son of Late Troilokya Nath Gayen had been enjoying right, title, interest and possession in respect of ALL THAT piece and parcel of entire land measuring 119 Decimal i.e. 71 Kattah 15 Chittak 41 Sqft comprising in C.S. Dag No.366 under C.S. Khatian No.115, corresponding to R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South), under Hariharpur Gram Panchayet, died on 16/09/1995 and leaving intestate behind his wife namely SMT. SUDHA GAYEN, two sons namely DILIP GAYEN, TAPAS GAYEN, and three daughters namely RITA GAYEN, SMT. MITA BASU, and SMT. DEBI DAS GAYEN, as his only legal heirs and successors.

**AND WHEREAS** thus SMT. SUDHA GAYEN, DILIP GAYEN, TAPAS GAYEN, RITA GAYEN, SMT. MITA BASU, and SMT. DEBI DAS GAYEN, became joint owners in respect of ALL THAT piece and parcel of entire land measuring 119 Decimal i.e. 71 Kattah 15 Chittak 41 Sqft comprising in R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South), under Hariharpur Gram Panchayet.

**AND FURTHER WHEREAS** while SMT. SUDHA GAYEN, DILIP GAYEN, TAPAS GAYEN, RITA GAYEN, SMT. MITA BASU, and SMT. DEBI DAS GAYEN, had been jointly enjoying right, title, interest and possession in respect of ALL THAT piece and parcel of entire land measuring 119 Decimal i.e. 71 Kattah 15 Chittak 41 Sqft comprising in R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South), allotted a demarcated land measuring 01 Kattah 06 Chittak 10 Sqft marked for common passage with owner of the adjoining plot no.-370, Smt. Durga Banerjee by virtue of 'Deed of Declaration' which was registered in the office of A.D.S.R. Baruipur on 03/10/1996 and duly recorded in Book No.-I, Volume No.-55, Pages from 161 to 166, Deed No.-4428 and for the year 1996.

**AND FURTHER WHEREAS** thus SMT. SUDHA GAYEN, DILIP GAYEN, TAPAS GAYEN, RITA GAYEN, SMT. MITA BASU and SMT. DEBI DAS GAYEN, became joint owners in respect of ALL THAT piece and parcel of entire land measuring 70 Kattah 09 Chittak 31 Sqft comprising in R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South).



**AND FURTHER WHEREAS**, said SMT. SUDHA GAYEN, DILIP GAYEN, TAPAS GAYEN, RITA GAYEN, SMT. MITA BASU and SMT. DEBI DAS GAYEN, while jointly enjoying the right, title, interest and possession in respect of land measuring more or less 70 Kattah 09 Chittak 31 Sqft comprising in R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South), sold transferred and conveyed to aforesaid 90 Private Limited Companies, and the said Deed was registered in the office of A.R.A.-I, Kolkata on 28/06/2018 and duly recorded in Book No. I, CD Volume No. 1901, pages from 209946 to 2110070 bearing Deed No. 5033 of 2018.

**AND FURTHER WHEREAS** while the aforesaid present owners herein i.e. 90 Private Limited Companies had been jointly enjoying right, title, interest and possession in respect of land measuring more or less 70 Kattah 09 Chittak 31 Sqft comprising in R.S. Dag No.366 under R.S. Khatian No.959, J.L. No.11, within Mouza-Hariharpur, Pargana-Medanmalla, Police Station-Baruipur, District-24-Parganas (South), mutated their names before B.L.&L.R.O. authority vide L.R. Khatian No.-4831, 4832, 4833, 4834, 4835, 4836, 4838, 4839, 4841, 4869, 4871, 4872, 4873, 4874, 4875, 4881, 4886, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4902, 4904, 4905, 4915, 4916, 4917, 4920, 4923, 4939, 5986, 5987, 5988, 5989, 5990, 5991, 5992, 5993, 5994, 5995, 5996, 5997, 5998, 5999, 6000, 6001, 6002, 6003, 6004, 6005, 6019, 6020, 6021, 6022, 6023, 6024, 6025, 6026, 6027, 6028, 6029, 6030, 6031, 6032, 6033, 6034, 6035, 6036, 6037, 6038, 6039, 6040, 6041, 6042, 6043, 6044, 6066, 6068, 6069, 6070 and 6071 and they had been paying their khazanas regularly.

**AND FURTHER WHEREAS**, while the aforesaid present owners herein i.e. 90 Private Limited Companies also converted the nature of land from "Shali" to "Bahutal Abasan", from the office of the Block Land & Land Reforms Officer, Baruipur.

### **PART-II (R.S. & L.R. DAG-393)**

**WHEREAS** one GOPENDRA KUMAR GHOSAL, son of Late Nibaran Chandra Ghosal was the absolute owner in respect of ALL THAT piece and parcel of total land measuring 40 Decimal i.e. 24Kattah 03Chittak 09Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South) by virtue of "Deed of Partition" which was registered in the office of S.R. Baruipur on 13/08/1949 and duly recorded in Book No.-I, Volume No.-44, Pages in written-188 to 202, Deed No.-3984 and for the year 1949.

**AND WHEREAS** while GOPENDRA KUMAR GHOSAL, son of Late Nibaran Chandra Ghosal had been enjoying right, title, interest and possession in respect of land measuring more or less 40

Decimal i.e. 24Kattah 03Chittak 09Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South), sold, conveyed and transferred the same i.e. 40 Decimal i.e. 24Kattah 03Chittak 09Sqft to 1)ASHOK MONDAL @ SARKAR, 2)ASIT KUMAR SARKAR, 3)SAJAL KUMAR SARKAR, 4)SUJAN SARKAR, all are sons of Late Narayan Chandra Sarkar by virtue of 'Deed of Conveyance' which was registered in the office of S.R. Baruipur on 10/02/1978 and duly recorded in Book No.-I, Volume No.-15, Pages in written 135 to 137, Deed Number-635 and for the year 1978.

**AND WHEREAS** while 1) ASHOK MONDAL @ SARKAR, 2)ASIT KUMAR SARKAR, 3)SAJAL KUMAR SARKAR, 4)SUJAN SARKAR, all are sons of Late Narayan Chandra Sarkar had been jointly enjoying right, title, interest and possession in respect of land measuring more or less 40 Decimal i.e. 24Kattah 03Chittak 09Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), sold, conveyed and transferred the same i.e. 40 Decimal i.e. 24Kattah 03Chittak 09Sqft to one KAMAL MONDAL, son of Late Narayan Chandra Mondal, by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Baruipur on 29/06/1987 and duly recorded in Book No.-I, Volume No.-70, Pages in written 179 to 184, Deed Number-4918 and for the year 1987.

**AND WHEREAS** while said KAMAL MONDAL, son of Late Narayan Chandra Mondal, had been enjoying right, title, interest and possession in respect of land measuring more or less 40 Decimal i.e. 24Kattah 03Chittak 09Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South), sold, conveyed and transferred a demarcated share of land measuring 20 Decimal i.e. 12Kattah 01Chittak 27Sqft to one 1) ASHOK MONDAL @ SARKAR, 2)ASIT KUMAR SARKAR, 3)SAJAL KUMAR SARKAR, 4)SUJAN SARKAR, all are sons of Late Narayan Chandra Sarkar by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Baruipur on 29/06/1987 and duly recorded in Book No.-I, Volume No.-70, Pages in written 185 to 190, Deed Number-4919 and for the year 1987.

**AND WHEREAS** while said KAMAL MONDAL, son of Late Narayan Chandra Mondal, had been enjoying right, title, interest and possession in respect of remaining land measuring more or less 20 Decimal i.e. 12Kattah 01Chittak 27Sqft appertaining to R.S. Dag No.393 under R.S. Khatian

No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South), gifted, bequeathed and transferred a demarcated share of land measuring 5 Decimal i.e. 03Kattah 0Chittak 18Sqft to his daughter SMT. MITHU NAG, wife of Shri. Sailen Nag by virtue of 'Deed of Gift' which was registered in the office of A.D.S.R. Baruipur on 12/02/2009 and duly recorded in Book No.-I, Volume No.-4, Pages in written 1651 to 1668, Deed Number-1081 and for the year 2009.

**AND WHEREAS** while one KAMAL MONDAL, son of Late Narayan Chandra Mondal, had been enjoying right, title, interest and possession in respect of remaining land measuring more or less 15Decimal comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South), again gifted, bequeathed and transferred the same i.e. measuring 15 Decimal i.e. 09Kattah 01Chittak 09Sqft to his daughter SMT. MITHU NAG, wife of Shri. Sailen Nag by virtue of 'Deed of Gift' which was registered in the office of A.D.S.R. Baruipur on 02/05/2011 and duly recorded in Book No.-I, Volume No.-11, Pages in written 3375 to 3389, Deed Number-3546 and for the year 2011.

**AND FURHER WHEREAS** thus said SMT. MITHU NAG, wife of Shri. Sailen Nag became absolute owner of said demarcated land measuring more or less 20 Decimal i.e. 12Kattah 01Chittak 27Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South).

**AND FURHER WHEREAS** while said SMT. MITHU NAG, wife of Shri. Sailen Nag had been enjoying right, title, interest and possession in respect of said demarcated land measuring more or less 20 Decimal i.e. 12Kattah 01Chittak 27Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South), recorded her name in L.R. record vide L. R. Khatian No.-3637 and thereafter she had been paying khazana regularly in respect of the aforesaid property.

**AND FURHER WHEREAS** thus SMT. MITHU NAG, wife of Shri. Sailen Nag became the absolute owner of demarcated land measuring more or less 20 Decimal i.e. 12Kattah 01Chittak 27Sqft appertaining to R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South).

**AND FURTHER WHEREAS** while said SMT. MITHU NAG, wife of Shri. Sailen Nag, had been enjoying right, title, interest and possession in respect of land measuring more or less 20 Decimal i.e. 12Kattah 01Chittak 27Sqft appertaining to R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas(South), sold, conveyed and transferred the same i.e. measuring 20 Decimal i.e. 12Kattah 01Chittak 27Sqft to aforesaid present owners herein by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R.-Baruipur on 28/02/2018 and duly recorded in Book No.-I, Volume No.-1611, Pages from 30450 to 30620, Deed Number-1622 and for the year 2018.

**AND FURTHER WHEREAS** thus the aforesaid present owners herein i.e. 90 Private Limited Companies became absolute joint owners of land measuring more or less 40 Decimal i.e. 24Kattah 03Chittak 09Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while the aforesaid present owners herein i.e. 90 Private Limited Companies had been jointly enjoying right, title, interest and possession in respect of land measuring more or less 40 Decimal i.e. 24Kattah 03Chittak 09Sqft comprising in R.S. Dag No.393 under R.S. Khatian No.1260, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), mutated their names before B.L.&L.R.O. authority vide L.R. Khatian No.-6384, 6385, 6386, 6387, 6388, 6389, 6390, 6391, 6392, 6393, 6394, 6395, 6396, 6397, 6398, 6399, 6400, 6401, 6402, 6403, 6404, 6405, 6406, 6407, 6408, 6409, 6410, 6411, 6412, 6413, 6414, 6415, 6416, 6417, 6418, 6424, 6425, 6426, 6427, 6428, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439, 6440, 6441, 6442, 6443, 6444, 6452, 6609, 6610, 6611, 6612, 6613, 6617, 6618, 6619, 6620, 6621, 6622, 6623, 6624, 6627, 6628, 6629, 6630, 6631, 6632, 6634, 6639, 6640, 6641, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649, 6650, 6652, 7054, 7055 and 7056 and they had been paying their khazanas regularly.

**AND FURTHER WHEREAS**, while the aforesaid present owners herein i.e. 90 Private Limited Companies also converted the nature of land from "Shali" to "Bahutal Abasan", from the office of the Block Land & Land Reforms Officer, Baruipur.



**PART-III (R.S. & L.R. DAG-394)**

**WHEREAS** one SMT. SAMPA SARKAR, wife of Asit Kumar Sarkar, the vendor herein became absolute owner in respect of a land measuring more or less 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.394 under R.S. Khatian No-940, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), by virtue of 'Deed of Conveyance' which was registered in the office of A.D.S.R. Baruipur on 01/11/2004 and duly recorded in Book No.-I, Volume No.-93, Pages in written 44 to 50, Deed Number-4315 and for the year 2005.

**AND WHEREAS** while SMT. SAMPA SARKAR, wife of Asit Kumar Sarkar had been enjoying right, title, interest and possession in respect of land measuring more or less 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.394 under R.S. Khatian No-940, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), mutated her name before B.L.&L.R.O. authority vide L.R. Khatian No.-2818 and she has been paying her khazanas regularly.

**AND WHEREAS** thus as mentioned in recital hereinbefore, SMT. SAMPA SARKAR, wife of Asit Kumar Sarkar became absolute owner of entire demarcated land measuring more or less 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.394 under R.S. Khatian No-940, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while said SMT. SAMPA SARKAR, wife of Asit Kumar Sarkar, had been enjoying right, title, interest and possession in respect of land measuring more or less 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.394 under R.S. Khatian No-940, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), sold, conveyed and transferred the same i.e. measuring 25 Decimal i.e. 15Kattah 02Chittak to aforesaid present owners herein by virtue of 'Deed of Conveyance' which was registered in the office of D.S.R.-IV at Alipur on 06/09/2017 and duly recorded in Book No.-I, Volume No.-1604, Pages from 173349 to 173489, Deed Number-6371 and for the year 2017.

**AND FURTHER WHEREAS** thus the aforesaid present owners herein i.e. 90 Private Limited Companies became absolute joint owners of land measuring more or less 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.394 under R.S. Khatian No-940, J.L. No.11,



Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while the aforesaid present owners herein i.e. 90 Private Limited Companies had been jointly enjoying right, title, interest and possession in respect of land measuring more or less 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.394 under R.S. Khatian No-940, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), mutated their names before B.L.&L.R.O. authority vide L.R. Khatian No.-5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715 and 5716 and they had been paying their khazanas regularly.

**AND FURTHER WHEREAS**, while the aforesaid present owners herein i.e. 90 Private Limited Companies also converted the nature of land from "Shali" to "Bahutal Abasan", from the office of the Block Land & Land Reforms Officer, Baruipur.

#### **PART-IV (R.S. & L.R. DAG-396)**

**WHEREAS** one ASHOK MONDAL @ SARKAR, son of Late Narayan Chandra Sarkar was the absolute owner in respect of ALL THAT piece and parcel of total land measuring 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South) by virtue of "Deed of Conveyance" which was registered in the office of A.D.S.R. Baruipur on 10/01/1973 and duly recorded in Book No.-I, Volume No.-9, Pages in written-18 to 20, Deed No.-104 and for the year 1973.

**AND WHEREAS** while ASHOK MONDAL @ SARKAR, son of Late Narayan Chandra Sarkar had been enjoying right, title, interest and possession in respect of his purchased land measuring 25 Decimal i.e. 15Kattah 02Chittak comprising in R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), died in bachelor stage and leaving intestate behind his mother namely SMT. DURGA RANI SARKAR, wife

of Late Narayan Chandra Sarkar and three brothers namely 1)ASIT KUMAR SARKAR, 2)SAJAL KUMAR SARKAR, 3)SUJAN SARKAR, all are sons of Late Narayan Chandra Sarkar, as his only legal heirs and successors.

**AND WHEREAS** thus SMT. DURGA RANI SARKAR, ASIT KUMAR SARKAR, SAJAL KUMAR SARKAR and SUJAN SARKAR, each became absolute owner of 1/4<sup>th</sup> undivided share of land in 25 Decimal i.e. 2722.5 Sqft i.e. 03Kattah 12Chittak 22.5 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND WHEREAS** while SAJAL KUMAR SARKAR, son of Late Narayan Chandra Sarkar had been enjoying right, title, interest and possession in respect of his 1/4<sup>th</sup> undivided share of land in 25 Decimal i.e. 2722.5 Sqft i.e. 03Kattah 12Chittak 22.5 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), died on 02/04/1990 in bachelor stage and leaving intestate behind his mother namely SMT. DURGA RANI SARKAR, wife of Late Narayan Chandra Sarkar and two brothers namely 1)ASIT KUMAR SARKAR and 2)SUJAN SARKAR, both are sons of Late Narayan Chandra Sarkar, as his only legal heirs and successors.

**AND WHEREAS** thus SMT. DURGA RANI SARKAR became the absolute owner of undivided share of land measuring more or less (03Kattah 12Chittak 22.5 Sqft + 01Kattah 04Chittak 7.5 Sqft) =05Kattah 0Chittak 30 Sqft by virtue of inheritance from two sons since deceased appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND WHEREAS** thus ASIT KUMAR SARKAR became the absolute owner of undivided share of land measuring more or less (03Kattah 12Chittak 22.5 Sqft + 01Kattah 04Chittak 7.5 Sqft) =05Kattah 0Chittak 30 Sqft by virtue of inheritance from two brothers since deceased appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND WHEREAS** thus SUJAN SARKAR became the absolute owner of undivided share of land measuring more or less (03Kattah 12Chittak 22.5 Sqft + 01Kattah 04Chittak 7.5 Sqft) =05Kattah

0Chittak 30 Sqft by virtue of inheritance from two brothers since deceased appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND WHEREAS** while SUJAN SARKAR, son of Late Narayan Chandra Sarkar had been enjoying right, title, interest and possession in respect of his undivided share of land measuring 05Kattah 0Chittak 30 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), sold, conveyed and transferred a demarcated land measuring 2.48 Decimal i.e. 01 Kattah 08 Chittak to one DIPEN NASKAR, son of Bankim Naskar, Confirming Party No.-1 herein by virtue of "Deed of Conveyance" which was registered in the office of A.D.S.R. Baruipur on 30/05/2012 and duly recorded in Book No.-I, CD. Volume No.-17, Pages from-3968 to 3978, Deed No.-5469 and for the year 2012.

**AND FURTHER WHEREAS** while DIPEN NASKAR, son of Bankim Naskar, Confirming Party No.-1 herein had been enjoying right, title, interest and physical possession in respect of his purchase land measuring 01 Kattah 08 Chittak on north-east portion of R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), realized that demarcation of his aforesaid landed area had been wrongly drawn in middle portion of said R.S. Dag No.396 by the concern planner in connection with purchase deed plan vide deed number I-5469 of 2012 which was registered in the office of A.D.S.R. Baruipur on 30/05/2012 and duly recorded in Book No.-I, CD. Volume No.-17, Pages from-3968 to 3978, Deed No.-5469 and for the year 2012 and hence a "Deed of Declaration" has been executed and registered to correct the same and thus said Dipen Naskar, Confirming Party No.-1 herein made party to confirm / correct this transaction in respect of schedule landed area and location appertaining to R.S. Dag No.396 under R.S. Khatian No.698 in Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while 1)SUJAN SARKAR, son of Late Narayan Chandra Sarkar and 2)SMT. DURGA RANI SARKAR, wife of Late Narayan Chandra Sarkar had been enjoying right, title, interest and possession in respect of their undivided share of land measuring 03Kattah 08Chittak 30 Sqft and 05Kattah 0Chittak 30 Sqft respectively appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur,

Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), jointly sold, conveyed and transferred a demarcated land measuring 2.12 Decimal i.e. 01 Kattah 04 Chittak 24 Sqft to one SMT. SRABANTI DAS, wife of Shri. Raja Das, Confirming Party No.-2 herein by virtue of "Deed of Conveyance" which was registered in the office of A.D.S.R. Baruipur on 04/11/2015 and duly recorded in Book No.-I, CD. Volume No.-1611, Pages from-98705 to 98720, Deed No.-9151 and for the year 2015. In this deed, SUJAN SARKAR sold 50% of the transferred property i.e. 10 Chittak 12 Sqft and similarly SMT. DURGA RANI SARKAR sold remaining 50% of the transferred property i.e. 10 Chittak 12 Sqft.

**AND FURTHER WHEREAS** while SMT. SRABANTI DAS, wife of Shri. Raja Das, Confirming Party No.-2 herein had been enjoying right, title, interest and physical possession in respect of her purchase land measuring 01 Kattah 04 Chittak 24 Sqft on north-west portion of R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), realized that demarcation of her aforesaid landed area had been wrongly drawn in middle portion of said R.S. Dag No.396 by the concern planner in connection with purchase deed plan vide deed number I-9151 of 2015 which was registered in the office of A.D.S.R. Baruipur on 04/11/2015 and duly recorded in Book No.-I, CD. Volume No.-1611, Pages from-98705 to 98720, Deed No.-9151 and for the year 2015 and hence a "Deed of Declaration" has been executed and registered to correct the same and thus said Smt. Srabanti Das, Confirming Party No.-2 herein made party to confirm / correct this transaction in respect of schedule landed area and location appertaining to R.S. Dag No.396 under R.S. Khatian No.698 in Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while SMT. DURGA RANI SARKAR, wife of Late Narayan Chandra Sarkar had been enjoying right, title, interest and possession in respect of her remaining undivided share of land measuring 04Kattah 06Chittak 18 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), died on 26/11/2016 and leaving intestate behind her two sons namely 1)ASIT KUMAR SARKAR and 2)SUJAN SARKAR, both are sons of Late Narayan Chandra Sarkar, as her only legal heirs and successors.

**AND FURTHER WHEREAS** thus ASIT KUMAR SARKAR, son of Late Narayan Chandra Sarkar, became the absolute owner of 12 Decimal i.e. (03 Kattah 12 Chittak 22.5 Sqft + 01 Kattah 04 Chittak 7.5 Sqft + 02 Kattah 03 Chittak 9 Sqft) = 07 Kattah 03 Chittak 39 Sqft appertaining to

R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), by virtue of inheritance from two brothers and mother.

**AND FURTHER WHEREAS** thus after sell in two 'Deed of Conveyances' as mentioned in foregoing paragraphs, said SUJAN SARKAR, son of Late Narayan Chandra Sarkar, became the absolute owner of 8.4 Decimal i.e. 05 Kattah 01 Chittak 27 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), by virtue of inheritance from two brothers and mother.

**AND FURTHER WHEREAS** thus as mentioned in recital hereinbefore, 1)ASIT KUMAR SARKAR, 2)SUJAN SARKAR both sons of Late Narayan Chandra Sarkar, herein became the joint owners of demarcated land measuring more or less 20.4 Decimal i.e. 12 Kattah 05 Chittak 21 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while said 1)ASIT KUMAR SARKAR, 2)SUJAN SARKAR both sons of Late Narayan Chandra Sarkar, had been jointly enjoying right, title, interest and possession in respect of land measuring more or less 20.4 Decimal i.e. 12 Kattah 05 Chittak 21 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), sold, conveyed and transferred the same i.e. measuring 25 Decimal i.e. 15Kattah 02Chittak to aforesaid present owners herein by virtue of 'Deed of Conveyance' which was registered in the office of D.S.R.-IV at Alipur on 06/09/2017 and duly recorded in Book No.-I, Volume No.-1604, Pages from 173349 to 173489, Deed Number-6371 and for the year 2017.

**AND FURTHER WHEREAS** thus the aforesaid present owners herein i.e. 90 Private Limited Companies became absolute joint owners of land measuring more or less 20.4 Decimal i.e. 12 Kattah 05 Chittak 21 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South).

**AND FURTHER WHEREAS** while the aforesaid present owners herein i.e. 90 Private Limited Companies had been jointly enjoying right, title, interest and possession in respect of land

measuring more or less 20.4 Decimal i.e. 12 Kattah 05 Chittak 21 Sqft appertaining to R.S. Dag No.396 under R.S. Khatian No.698, J.L. No.11, Touji No.250, R.S. No.-185 within Mouza-Harihorpur, Pargana-Medanmalla, Police Station-Baruipur, under Harihorpur Gram Panchayet, District: 24-Parganas (South), mutated their names before B.L.&L.R.O. authority vide L.R. Khatian No.-5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715 and 5716 and they had been paying their khazanas regularly.

**AND FURTHER WHEREAS**, while the aforesaid present owners herein i.e. 90 Private Limited Companies also converted the nature of land from "Shali" to "Bahutal Abasan", from the office of the Block Land & Land Reforms Officer, Baruipur.

**AND FURTHER WHEREAS** thus as mentioned in recital of PART-I to PART-IV, the aforesaid present owners herein i.e. 90 Private Limited Companies became the joint owners of entire land measuring more or less 110 Kattah 02 Chittak 34 Sqft comprising in R.S Dag No.-366, R.S. Dag No.-393, R.S. Dag No.-394 and R.S. Dag No.-396 corresponding to L.R. Dag No.-366, L.R. Dag No.-366, L.R. Dag No.-393, L.R. Dag No.-394 and L.R. Dag No.-396 respectively in Mouza-Hariharpur under Police Station-Baruipur, within Hariharpur Gram Panchayet, District-24 Parganas (South), morefully described in the "SCHEDULE PROPERTY".

**The "SCHEDULE PROPERTY"** is free from all encumbrances, charges, mortgages, disputes, lispences, acquisitions, requisitions and alignments and hence it has good and fair title so far the documents available and searching found.

**Search Receipt is attached herewith.**

*Adv.*  
13/9/23.

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