

Dated : 29.03.2024

SEARCH REPORT

Re : ALL THAT piece and parcel of 'Bastu' land measuring an area of 7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. more or less, situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. & L.R. Dag No. 329, under R.S. Khatian No. 996, L.R. Khatian Nos. 1882, 1883, 1885, 1886 & 1887, within A.D.S.R. Office Sealdah, known as K.M.C. Premises No. 141, Kali Kumar Majumder Road, having Assessee No. 31-103-20-0398-2, under Ward No. 103, presently Police Station – Survey Park, (formerly Police Station – Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas.

PRESENT OWNERS :

(1) **SRI SOUMEN SAHA**, son of Late Satya Ranjan Saha, residing at 18A, Kali Kumar Majumdar Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075, District – South 24-Parganas, (2) **SMT. SUBARNA SAHA**, wife Sri Nisith Ranjan Saha, daughter of Late Satya Ranjan Saha, residing at A/18, Laxmi Narayan Colony, N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata – 700 047, District – South 24-Parganas, (3) **SRI DIPEN SAHA**, son of Late Satya Ranjan Saha, residing at 36, Baikuntha Saha Road, P.O. Santoshpur, P.S. Survey Park. Kolkata – 700 075, District – South 24-Parganas, (4) **SRI SWAPAN KANTHA**, son of Late Bhabatosh Kantha, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas and (5) **SRI ANKAN KUMAR KUNDU**, son of Late Bidhu Bhushan Kundu, residing at 18, Kali Kumar Majumder Road, P.O. Santoshpur, P.S. Survey Park. Kolkata – 700 075, District – South 24-Parganas.

I have caused necessary searches the above mentioned property in the available records of D.R. Alipore, A.D.S.R. Sealdah and also in the office of Addl. Registrar of Assurances, Kolkata from 2004 to 29.03.2024 and I have gone through the Title Deed, Link Deeds, K.M.C. & B.L. & L.R.O. Mutation Certificate, Conversion Certificate, paid up K.M.C. Tax bill, Tax Clearance Certificate, Copy of the Sanctioned building Plan etc. My Search Report is as follows:-

WHEREAS All That the more or less 15 (Fifteen) Cottahs of Bastu land with old dilapidated building structure recorded in C.S. Dag No.307, under C.S. Khatian No.52 of Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, presently Police Station – Survey Park, (formerly P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur), the then District : 24-Parganas, now South 24-Parganas, under the then Jadavpur Santoshpur Anchal


- 1 -

Panchayet, now under The Kolkata Municipal Corporation, Ward No. 103 originally belonged to one Bepin Behari Ghosh and others who while had been in possession of the same as 16 annas owner thereof sold and transferred the same to one Jamini Sundari Kundu since deceased, wife of Gurudayal Kundu and Ahi Bhusan Kundu, son of Late Ram Dayal Kundu by virtue of registered Deed of Sale dated 04.04.1941 and delivered possession of the same. The said deed was duly registered at Joint Sub-Registry Office at Alipore Sadar and recorded in Book No.1, Volume No.20, at Pages 82 to 86, Being No.751 for the year 1941.

AND WHEREAS said Ahibhusan Kundu and Jamini Sundari Kundu while had been in possession of their aforesaid 15 (Fifteen) Cottahs Bastu land with building standing thereon made, amicable partition of the same.

AND WHEREAS said Ahibhusan Kundu while had been in khas possession of his demarcated allotted portion of Bastu land with building out of the aforesaid property sold and transferred a well demarcated 3 (Three) Cottahs 5 (Five) Chittacks 36 (Thirty-six) Square feet land together with building standing thereon from the Eastern side of his allotted demarcated portion to said Jamini Sundari Kundu and thereafter said Ahibhushan Kundu while had been in possession of remaining allotted property on Western side sold and transferred his remaining well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of Bastu land with old dilapidated partly one storied and partly two storied building on the Western portion of his allotted property being well demarcated portion of property in favour of one Smt. Bedeshini Saha, wife of Late Chinta Haran Saha, grandmother of the **OWNERS No. 1 to 3** herein by virtue of a registered Deed of Sale dated 28.06.1968 which was duly registered at Sub-Registry Office at Alipore and recorded in Book No.1, Volume No. 93, at Pages 34 to 42, Being No. 4294 for the year 1968 and delivered khas possession of the same.

AND WHEREAS thus said Bedeshini Saha became the owner of old dilapidated two storied building standing on more or less well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South 24-Parganas and she while had been in possession of the same as absolute owner thereof and by mutating her name in the record of the then Municipality as 16 annas owner thereof, gifted and transferred well demarcated 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land with demarcated building portion out of her aforesaid purchased property on the Southern side of her purchased portion along with right to use the 2'-6" wide private passage on the North-West corner of the property by registered Deed of Gift dated 26.07.1988 specifically shown in the annexed Deed Plan to her one son Satya Ranjan Saha, deceased



Dated : 29.03.2024

father of the **OWNERS No. 1 to 3** herein and delivered possession of same and the said Deed was duly registered in Book No. 1, Volume No. 189, at Pages 64 to 70, Being No.8810 for the year 1988, registered in the office of Alipore District Registry Office.

AND WHEREAS thus said Satya Ranjan Saha since deceased became the 16 annas owner of old dilapidated one storied building with well demarcated 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District : South 24-Parganas and had been in khas possession by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid property of said Satya Ranjan Saha since deceased known and numbered as **K.M.C. Premises No.69, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0069-5** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS while enjoying the aforesaid property peacefully said Satya Ranjan Saha died intestate on 01.08.2007 leaving behind his two sons namely **SRI DIPEN SAHA & SRI SOUMEN SAHA** and one married daughter namely **SMT. SUBARNA SAHA**, the **OWNERS No. 1 to 3** herein who jointly inherited the total property i.e. the total land and existing one storied building as per the provision of Hindu Succession Act, 1956. It is noted that the wife of said Satya Ranjan Saha namely Bhagya Rani Saha died previously on 16.07.1995 and mother of Satya Ranjan Saha Bideshini Saha died on 19.12.2000.

AND WHEREAS thus the **OWNERS No. 1 to 3** herein become the absolute joint recorded Owners by mutating their names in respect of the said land measuring an area of 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land with demarcated one storied building portion measuring an area of 815 (Eight hundred and Fifteen) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as **K.M.C. Premises No. 69, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0069-5** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS after the aforesaid gift said Smt. Bedeshini Saha while had been in possession her remaining Northern demarcated purchased property being more or less 1 (One) Cottahs 8 (Eight) Chittacks of land with dilapidated two-storied building consisting 4 rooms (three rooms in


Adv.

Dated : 29.03.2024

ground floor one room in upper floor) after making the passage curving out of her purchased property being her remaining demarcated Northern portion of purchased property after gifted portion to her son Satya Ranjan Saha being well demarcated portion and property recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South 24-Parganas by residing and realizing rent from tenants by paying taxes to the K.M.C. as absolute 16 annas owner thereof, sold and transferred the same to her another son Manoranjan Saha since deceased by virtue of registered Deed of Bengali Bikroy Kobala dated 17.01.1989 followed by delivery of possession which was duly registered at District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 12, at Pages 141 to 149, Being No. 481 for the year 1989.

AND WHEREAS thus said Manoranjan Saha since deceased became the 16 annas owner of old dilapidated two-storied building with well demarcated 1 (One) Cottah 8 (Eight) Chittacks of Bastu land being well demarcated portion of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District : South 24-Parganas and had been in khas possession partly and partly through tenant by realizing rent from monthly tenants by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid property of said Manoranjan Saha since deceased known and numbered as **K.M.C. Premises No.70, Kali Kumar Majumder Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS while enjoying the aforesaid property peacefully said Manoranjan Saha died intestate on 02.04.2003 leaving behind his widow wife namely Sm. Niati Saha Alias Nioty Saha, one son namely Sri Monoj Kumer Saha and only married daughter namely Smt. Anita Roy, who jointly inherited the total property i.e. the total land and existing two storied building as per the provision of Hindu Succession Act, 1956.

AND WHEREAS thereafter said Sri Monoj Kumer Saha donated, gifted and transferred his undivided $\frac{1}{3}^{\text{rd}}$ share in respect of the aforesaid land and property in favour of his mother namely Sm. Niati Saha Alias Nioty Saha, by virtue of registered Deed of Gift dated 18.05.2004, followed by delivery of possession and the said deed was duly registered at District Sub-Registrar – III at Alipore and recorded in Book No. I, Volume No. 1, at Pages 420 to 437, Being No. 26 for the year 2005.

AND WHEREAS subsequently due to urgent need of money said Sm. Niati Saha Alias Nioty Saha and Smt. Anita Roy, sold, transferred and conveyed the aforesaid land measuring an area of 1



Dated : 29.03.2024

(One) Cottah 8 (Eight) Chittacks more or less together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, known as K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas, by virtue of registered Deed of Conveyance dated 03.06.2022, which was duly registered at District Sub-Registrar – IV at Alipore and recorded in Book No. I, Volume No. 1604-2022, Pages from 190823 to 190851, Being No. 160405889 for the year 2022 in favour of **SRI SWAPAN KANTHA**, the **OWNER No. 4** herein for a valuable consideration as mentioned therein.

AND WHEREAS after purchase the **OWNER No. 4** herein mutated and recorded his name as the absolute Owner in respect of the aforesaid purchased land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks more or less together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1 and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

AND WHEREAS after the death of the said Jamini Sundari Kundu, her three sons namely Phani Bhusan Kundu, Nani Bhusan Kundu and Bidhu Bhushan Kundu acquired the ownership of the said land and property left by their mother, Jamini Sundari Kundu.

AND WHEREAS by virtue of a registered Deed of Amicable Partition dated 18.02.1963, registered in the Office of Sub-Registrar, Alipore and entered into Book No. 1, Volume No. 199, Pages from 7 to 11, Deed No. 9817 for the year 1963 made between said Phani Bhushan Kundu, Nani Bhushan Kundu and Bidhu Bhushan Kundu, all since deceased they partitioned the total land measuring land area of 10 (Ten) Cottahs 9 (Nine) Chittacks 36 (Thirty Six) Sq.ft. more or less which they obtained by inheritance after the death of their mother and accordingly Phani Bhushan Kundu as the First Party of the said Deed of Partition obtained a demarcated property measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. more or less morefully described in the 'Kha' Schedule of the said Deed of Partition and Nani Bhushan Kundu as the Second Party of the said Deed of Partition obtained a demarcated property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. morefully described in the 'Ga' Schedule of the said Deed of Partition and Bidhu Bhusan Kundu as the Third Party of the said Deed of Partition obtained the demarcated property measuring land area of 3



Dated : 29.03.2024

(Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. morefully described in the 'Gha' Schedule of the said Deed of Partition.

AND WHEREAS after the death of said Bidhu Bhushan Kundu dated 27.01.1991 his two sons namely Sri Ankan Kumar Kundu, the **OWNER No. 5** herein, Anjan Kundu since deceased, one married daughter namely Chhanda Sen and one unmarried daughter namely Sunanda Kundu since deceased inherited his total property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. more or less togetherwith an asbestos shed structure standing thereon measuring an area of 1200 (One Thousand and Two hundred) Sq.ft. more or less and their mother Maya Rani Kundu died previously on 10.05.1981.

AND WHEREAS thereafter by virtue of two separate registered Deed of Gift (i) executed on 18.06.2004 and completed on 08.07.2004, registered at A.D.S.R., Sealdah, South 24-Parganas and recorded into Book No. 1, Volume No. 44, at Pages 139 to 148, Deed No. 887 for the year 2004 and (ii) another Deed executed on 15.03.2016 and completed on 16.03.2016, registered at D.S.R. – V, Alipore, South 24-Parganas and recorded into Book No. 1, Volume No. 1630-2016, Pages from 27149 to 27168, Deed No. 163000877 for the year 2016, said Sri Ankan Kumar Kundu, the **OWNER No. 5** herein became the absolute owner of the said demarcated plot of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. together with an asbestos shed structure standing thereon measuring an area of 1200 (One Thousand and Two hundred) Sq.ft. more or less and thereafter the **OWNER No. 5** herein has mutated his name in the record of K.M.C. under Ward No. 103, in respect of his property known as K.M.C. Premises No. 141, Kali Kumar Majumder Road, Assessee No. 31-103-20-0398-2. It is noted that aforesaid property was previously known and numbered as K.M.C. Premises No. 159, Kali Kumar Majumder Road, being Assessee No. 31-104-27-0159-6, under K.M.C. Ward No. 104, but subsequently after registration of aforesaid Gift Deeds when the **OWNER No. 5** herein applied before the K.M.C. for necessary mutation in his name in respect of the entire property, it was found that this property is actually situated under K.M.C. Ward No. 103, instead of Ward No. 104 and accordingly the K.M.C. has mutated his name in respected of his aforesaid property under Ward No. 103 and renumbered the said premises as K.M.C. Premises No. 141, Kali Kumar Majumder Road, bearing Assessee No. 31-103-20-0398-2.

AND WHEREAS as all the three plots of land are situated front and back and side by side and also adjacent to each other, the said **OWNERS** herein have decided and agreed to merge their total property into one compact plot of land and within one boundary line under their full Ownership comprising in **K.M.C. Premises No. 69, Kali Kumar Majumder Road, Premises No. 70, Kali Kumar Majumder Road and Premises No. 141, Kali Kumar Majumder Road** measuring total land area of 7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. togetherwith three nos. of separate pucca structures



totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft., situated in same Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, within A.D.S.R. Office Sealdah, under Ward No. 103, presently Police Station – Survey Park, (formerly Police Station – Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas.

AND WHEREAS accordingly by virtue of a registered Deed of Amalgamation dated 30th June, 2022, the **OWNERS No. 1 to 3** herein as the Parties of the First Part therein, the **OWNER No. 4** herein, as the Party of the Second Part therein and the **OWNER No. 5** herein, as the Party of the Third Part therein amalgamated the three Nos. of **Premises being No. 69, Kali Kumar Majumder Road, Premises No. 70, Kali Kumar Majumder Road and Premises No. 141, Kali Kumar Majumder Road** within K.M.C. Ward No. 103 measuring total land area of **7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. togetherwith three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. more or less** and the said Deed of Amalgamation was registered in the Office of District Sub-Registrar – IV, Alipore and entered into Book No. I, Volume No. 1604-2022, Pages from 228550 to 228581, Deed No. 160407466 for the year 2022.

AND WHEREAS after such amalgamation the **OWNERS** herein have jointly recorded their said amalgamated property in the record of The Kolkata Municipal Corporation being known and numbered as **K.M.C. Premises No. 141, Kali Kumar Majumder Road**, having Assessee No. 31-103-20-0398-2, within K.M.C. Ward No. 103, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075, District - South 24-Parganas and three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. are now standing in the Premises and subsequently the present **OWNERS** have filed applications before the Ld. B.L. & L.R.O. Office for necessary Mutation and the concerned B.L. & L.R.O. department mutated the above mentioned land under L.R. Record of Rights vide L.R. Khatian Nos. 1882, 1883, 1885, 1886 & 1887, in L.R. Dag No. 329 in the name of present **OWNERS** and thereafter the present **OWNERS** converted the land in 'Bastu' in nature from the authority concerned.

AND WHEREAS the present **OWNERS** thereafter decided to develop the said property by constructing a Ground plus Four storied building with Lift facility, comprising of a number of residential flats on the different floors, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, decided to do the same by appointing a Developer, who is financially and technically sound to construct the said building upon the aforesaid property as per the sanction building plan to be sanctioned from The Kolkata Municipal Corporation after demolishing the old existing building.

AND WHEREAS one "M/s. J.S. Contractor", a sole proprietorship concern, having its office at 5, Lake East 5th Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District




Dated : 29.03.2024

– South 24-Parganas, being represented by its sole proprietor namely Sri Swapan Kantha, son of Late Bhabatosh Kantha, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, as the Developer, coming to know the facts of such desire of the **OWNERS** herein, have entered into a registered Development Agreement dated 25.07.2022, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1604-2022, Pages from 255820 to 255865, Deed No. 160408421 for the year 2022 for the construction of a new Ground plus Four storied building with Lift facility upon the aforesaid property as per the sanction building plan under certain terms and conditions which has been decided by and between the Parties herein, without involving the **OWNERS** in the matter of the hazards of construction. The **OWNERS** have also given a registered Developer Power of Attorney after registered Development Agreement along with dated 28.07.2022, registered at D.S.R. - IV, Alipore, South 24-Parganas and recorded into Book No.1, Volume No. 1604-2022, Pages from 268925 to 268957, Deed No. 160408629 for the year 2022 in favour of the said Developer to construct the new proposed building.

AND WHEREAS accordingly the said Developer has taken sanction of a Ground plus Four Storied Building plan with Lift facility from the K.M.C. Borough Office – XII, vide sanctioned building Permit No. 2023110378 dated 09.02.2024 and now the Developer is developing the entire Premises through its Developer-Firm namely “M/s. J.S. Contractor” and erecting the building thereon.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2004 to 29.03.2024, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owners as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Two search Receipt Nos. (i) REGN-BB-519726 dated 18.03.2024, issued by D.R. office at Alipore and (ii) REGN-BB-113481 dated 18.03.2024 issued by R.A. Kolkata are enclosed herewith.


[MR. DEBES KUMAR MISRA]
Advocate

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