

# Jautush Chaudhuri

Advocate

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## TITLE REPORT

Under instructions and on behalf of my Client, **Messieurs Vinayak Realtech Properties LLP**, I have caused searches to be made in respect of the Said Property (defined below) and the details of searches are given under:

### 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 piece or parcel of land measuring **36.37 (thirty six point three seven) decimal**, more or less, comprised in C.S. *Dag* No. 727, **R.S./L.R. Dag No. 864**, recorded in R.S. *Khatian* No. 416, **L.R. Khatian No. 1270**, *Mouza* Kalikapur, J.L. No. 40, *Touzi* No. 173, within the Jurisdiction of Patharghata *Gram Panchayat*, Police Station Rajarhat, Sub-Registration District Rajarhat, New Town, Kolkata-700135, District North 24 Parganas, the Said Property is more fully described in the **Schedule** below.

1.1.2 **Owner** shall mean **Saswat Developer Private Limited**, a private limited company governed by the provisions of the Companies Act, 2013, having its registered office at 9<sup>th</sup> Floor, Om Tower, 32, Jawaharlal Nehru Road, Post Office Middleton Row, Kolkata-700071, Police Station Park Street, District Kolkata [PAN AAKCS4828D] [CIN U70101WB2007PTC112421].

1.1.3 **Developer** shall mean **Vinayak Realtech Properties LLP**, a limited liability partnership firm governed by the provisions of the Limited Liability Partnership Act, 2008, having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Kolkata 700157, Police Station Baguiati, District North 24 Parganas [PAN AASFV1939M].

## 2. Production of Title Documents

2.1 Inspection of original/certified copies of documents of title in respect of the Said Property were given and photocopies were produced before me, details whereof are mentioned in **Annexure A** hereto.

## 3. Offices Where Searches Have Been Conducted

### 3.1 Registration Offices

#### **Index- II**

From the year 1994 to 2024 in respect of **R.S./L.R. Dag No. 864**, recorded in R.S. *Khatian* No. 416, **L.R. Khatian No. 1270**, *Mouza* Kalikapur, J.L. No. 40, *Touzi* No. 173, within the Jurisdiction of Patharghata *Gram Panchayat*, Police Station Rajarhat, Sub-Registration District Rajarhat, New Town, Kolkata-700135, District North 24 Parganas.

- Registrar of Assurances, Kolkata
- District Sub-Registrar, Barasat
- Additional District Sub-Registrar, Bidhan Nagar
- Additional District Sub-Registrar, Rajarhat

*\*NOTE: Prior to 2002, for non-electronic documents search reports are based on physical inspection of the Index at the Registration Office by our representative. However, for the period from 2002 onwards for electronic documents, our representative is not given access to the Index in the Registration Office and has to rely on oral information supplied by Registration Office personnel and hence, our search report remains incomplete with regard to Index for the above period from 2002 onwards.*

For result/analysis of searches conducted in the above offices, please refer to detail of **Annexure B** hereto.

3.2 **Block Land & Land Reforms Office, Rajarhat**

3.2.1 Online Plot Information for Block Land & Land Reforms Office, Rajarhat

For result/analysis of search conducted in the above office, please refer to detail of **Annexure C** hereto.

3.3 **Central Registry of Securitisation Asset Reconstruction and Security Interest of India**

3.3.1 Asset based Search Report from the agency.

For result/analysis of search conducted in the above office, please refer to detail of **Annexure D** hereto.

3.4 **Registrar of Companies**

3.4.1 Charges with regard to the Said Property.

For result/analysis of search conducted in the above office, please refer to detail of **Annexure E** hereto.

4. **Title and Background**

4.1 **Ownership of Khetrannath Bhattacharya:** Khetrannath Bhattacharya was the sole and absolute owner of land classified as *bagan* (orchard) measuring 52.5 (fifty two point five) decimal, comprised in R.S./L.R. *Dag* No. 864, R.S. *Khatian* No. 416, L.R. *Khatian* No. 313, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas (hereinafter referred to as **Khetrannath's Mother Property**).

4.2 **Demise of Khetrannath Bhattacharya:** On 6<sup>th</sup> December, 1957, Khetrannath Bhattacharya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his, wife, Jibantara Debi, his 4 (four) sons,

namely, (1) Sambhu Nath Bhattacharya (2) Sankar Bhattacharya (3) Biswanath Bhattacharya and (4) Rabindranath Bhattacharya and his 2 (two) daughters, namely, (1) Gita Chakraborty and (2) Latika Bhattacharyya, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Khetranath Bhattacharya *inter alia* in Khetranath's Mother Property having 1/7<sup>th</sup> share each.

Sl. No.	Name of Legal Heir	R.S./L.R. Dag No.	Total Area in Dag (in decimal)	Area Inherited (in decimal)
1.	Jibantara Debi	864	105	7.5
2.	Sambhu Nath Bhattacharya	864	105	7.5
3.	Sankar Bhattacharya	864	105	7.5
4.	Biswanath Bhattacharya	864	105	7.5
5.	Rabindranath Bhattacharya	864	105	7.5
6.	Gita Chakraborty	864	105	7.5
7.	Latika Bhattacharyya	864	105	7.5
			<b>Total</b>	<b>52.5</b>

4.3 **Sale by Jibantara Debi & Anr.:** By a Deed of Conveyance dated 24<sup>th</sup> March, 1958, registered in the Office of the Sub-Registrar, Cossipore, Dum Dum, in Book No. I, Volume No. 47, at Pages 12 to 23, Being No. 2274 for the year 1958, Jibantara Debi and Gita Chakraborty being the legal heiresses of Late Khetranath Bhattacharya sold, conveyed and transferred *inter alia* their share in Khetranath's Mother Property i.e. 15 (fifteen) decimal to (1) Sambhu Nath Bhattacharya (2) Sankar Bhattacharya (3) Biswanath Bhattacharya and (4) Rabindranath Bhattacharya, free from all encumbrances.

4.4 **Ownership of Khetranath's Mother Property:** Pursuant to the above joint sale of share by Jibantara Debi and Gita Chakraborty, ownership of Khetranath's Mother Property stands as described in the chart tabulated below:

Sl. No.	Name of Legal Heir	R.S./L.R. Dag No.	Total Area in Dag (in decimal)	Area Inherited (in decimal)
1.	Sambhu Nath Bhattacharya	864	105	11.25
2.	Sankar Bhattacharya	864	105	11.25
3.	Biswanath Bhattacharya	864	105	11.25
4.	Rabindranath Bhattacharya	864	105	11.25
5.	Latika Bhattacharyya	864	105	7.5
			<b>Total</b>	<b>52.5</b>

- 4.5 **Ownership of Sankar Bhattacharya:** Thus, Sankar Bhattacharya became the sole and absolute owner of land measuring 11.25 (eleven point two five) decimal out of Khetranath's Mother Property, free from all encumbrances and Sankar Bhattacharya got his name mutated under L.R. *Khatian* No. 470 (**Sankar's Property**).
- 4.6 **First Sale to Saswat Developer Private Limited:** By a Deed of Conveyance dated 8<sup>th</sup> May, 2007, registered in the Office of the District Sub-Registrar, Barasat, in Book No. I, Volume No. 5, at Pages 7014 to 7039, **Being No. 03693 for the year 2007**, Sankar Bhattacharya *inter alia* sold conveyed and transferred Sankar's Property, i.e. land classified as *bagan* (orchard) measuring **11.25 (eleven point two five) decimal**, comprised in **R.S./L.R. Dag No. 864**, R.S. *Khatian* No. 416, **L.R. Khatian No. 470**, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas out of Khetranath's Mother Property to **Saswat Developer Private Limited**, the Owner herein, free from all encumbrances and for the consideration mentioned therein.
- 4.7 **Ownership of Rabindranath Bhattacharya:** Rabindranath Bhattacharya was sole and absolute owner of *inter alia* land classified as *bagan* (orchard) measuring 11.25 (eleven point two five) decimal, comprised in R.S./L.R. *Dag* No. 864, R.S. *Khatian* No. 416, L.R. *Khatian* No. 424, Mouza Kalikapur, J.L. No. 40, Police Station

Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas (**Rabindranath's Property**), free from all encumbrances.

- 4.8 **Demise of Rabindranath Bhattacharya:** Rabindranath Bhattacharya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his, wife, Minati Bhattacharjee, his only son, Mithun Bhattacharjee and his only daughter, Piu Bhattacharjee, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Rabindranath Bhattacharya *inter alia* in Rabindranath's Property having 1/3<sup>rd</sup> share each.
- 4.9 **Sale to Biswanath Bhattacharya:** By a Deed of Conveyance dated 23<sup>rd</sup> June, 2004, registered in the Office of the District Sub-Registrar, Barasata, in Book No. I, Being No. 400 for the year 2006, (1) Minati Bhattacharjee (2) Mithun Bhattacharjee and (3) Piu Bhattacharjee jointly sold, conveyed and transferred to Biswanath Bhattacharya, land measuring 5 (five) decimal out of Rabindranath's Property (**Biswanath's Purchased Property**), free from all encumbrances and for the consideration mentioned therein.
- 4.10 **Second Sale to Saswat Developer Private Limited:** By an Indenture dated 30<sup>th</sup> April, 2007, registered in the Office of District Sub-Registrar, Barasat, in Book No. I, Volume No. 5, at Pages 3542 to 3557, **Being No. 3507 for the year 2007**, (1) Minati Bhattacharjee (2) Mithun Bhattacharjee and (3) Piu Bhattacharjee *inter alia* sold conveyed and transferred land measuring **6.25 (six point two five) decimal**, more or less, out of Rabindranath's Property to **Saswat Developer Private Limited**, the Owner herein, free from all encumbrances and for the consideration mentioned therein.
- 4.11 **Ownership of Sambhu Nath Bhattacharya:** Sambhu Nath Bhattacharya was sole and absolute owner of *inter alia* land classified as *bagan* (orchard) measuring 11.25 (eleven point two five) decimal, comprised in R.S./L.R. *Dag* No. 864, R.S. *Khatian* No. 416, L.R. *Khatian* No. 472, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration

District Rajarhat, District North 24 Parganas (**Sambhu's Property**), free from all encumbrances.

- 4.12 **Sale to Biswanath Bandyopadhyay:** By a Deed of Conveyance dated 31<sup>st</sup> January, 1984, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Being No. 839 for the year 1984, Sambhu Nath Bhattacharya *inter alia* sold, conveyed and transferred to Biswanath Bandyopadhyay, Sambhu's Property, land classified as *bagan* (orchard) measuring 11.25 (eleven point two five) decimal, comprised in R.S./L.R. *Dag* No. 864, R.S. *Khatian* No. 416, L.R. *Khatian* No. 472, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, free from all encumbrances and for the consideration mentioned therein.
- 4.13 **Demise of Biswanath Bandyopadhyay:** Biswanath Bandyopadhyay, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his, wife, Santi Banerjee, his only son, Arup Banerjee and his only daughter, Archana Mandal, as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sambhu Nath Bhattacharya *inter alia* in Sambhu's Property having 1/3<sup>rd</sup> share each.
- 4.14 **Third Sale to Saswat Developer Private Limited:** By a Deed of Conveyance dated 5<sup>th</sup> March, 2018, registered in the Office of the Additional Registrar of Assurances IV, Kolkata, in Book No. I, Volume No. 1904-2018, at Pages 107255 to 107288, **Being No. 190402267 for the year 2018**, (1) Santi Banerjee (2) Arup Banerjee and (3) Archana Mandal, jointly *inter alia* sold, conveyed and transferred Sambhu's Property to **Saswat Developer Private Limited**, the Owner herein, free from all encumbrances and for the consideration mentioned therein.
- 4.15 **Ownership of Biswanath Bhattacharya:** Biswanath Bhattacharya was sole and absolute owner of *inter alia* land classified as *bagan* (orchard) measuring 11.25 (eleven point two five) decimal, comprised in R.S./L.R. *Dag* No. 864, R.S. *Khatian* No. 416, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas (**Biswanath's Inherited Property**), free from all

encumbrances. Therefore, Biswanath Bhattacharya became the sole and absolute owner of (1) Biswanath's Purchased Property and (2) Biswanath's Inherited Property (collectively **Biswanath's Property**), free from all encumbrances.

- 4.16 **Sale to Oscar Business Private Limited:** By a Deed of Conveyance dated 23<sup>rd</sup> February, 2007, registered in the Office of the District Sub-Registrar, Barasat, in Book No. I, Being No. 2475 for the year 2007, Biswanath Bhattacharya *inter alia* sold, conveyed and transferred to Biswanath's Property to Oscar Business Private Limited, the Owner herein, free from all encumbrances and for the consideration mentioned therein.
- 4.17 **Fourth Sale to Saswat Developer Private Limited:** By a Deed of Conveyance dated 12<sup>th</sup> April, 2007, registered in the Office of the District Sub-Registrar, Barasat, in Book No. I, CD Volume No. 4, at Pages 5540 to 5557, Being No. 03028 for the year 2007, Oscar Business Private Limited sold, conveyed and transferred *inter alia* Biswanath's Property, i.e. land classified as *bagan* (orchard) measuring 16.25 (sixteen point two five) decimal, comprised in R.S./L.R. *Dag* No. 864, R.S. *Khatian* No. 416, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas to **Saswat Developer Private Limited**, the Owner herein, free from all encumbrances and for the consideration mentioned therein.
- 4.18 **Ownership of Latika Bhattacharya:** Latika Bhattacharya was sole and absolute owner of *inter alia* land classified as *bagan* (orchard) measuring 7.5 (seven point five) decimal, comprised in R.S./L.R. *Dag* No. 864, R.S. *Khatian* No. 416, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas (**Latika's Property**), free from all encumbrances.
- 4.19 **Demise of Latika Bhattacharya:** On 7<sup>th</sup> July, 2000, Latika Bhattacharya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind her surviving her husband, Triguna Charan Bhattacharjee and her, only son, Dipak Bhattacharjee, as her only legal heirs, who jointly and in equal share inherited the right, title and interest of Late Latika Bhattacharya *inter alia* in Latika's Property, free from all encumbrances.



- 4.20 **Demise of Triguna Charan Bhattacharya:** On 26<sup>th</sup> May, 2002, Triguna Charan Bhattacharya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his only son, Dipak Bhattacharjee, as his only legal heir, who solely inherited the right, title and interest of Late Triguna Charan Bhattacharya *inter alia* in Latika's Property, free from all encumbrances.
- 4.21 **Sale to Jyotsna Bibi:** By a Deed of Conveyance dated 27<sup>th</sup> June, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, in Book No. I, Volume No. 1523-2016, at Pages 215067 to 215086, Being No. 152307001 for the year 2016, Dipak Bhattacharjee sold, conveyed and transferred land measuring 2.5 (two point five) decimal out of Latika's Property to Jyotsna Bibi, free from all encumbrances and for the consideration mentioned therein.
- 4.22 **Sale to Serina Bibi:** By a Deed of Conveyance dated 27<sup>th</sup> June, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, in Book No. I, Volume No. 1523-2016, at Pages 215107 to 215126, Being No. 152306996 for the year 2016, Dipak Bhattacharjee sold, conveyed and transferred land measuring 2.5 (two point five) decimal out of Latika's Property to Serina Bibi, free from all encumbrances and for the consideration mentioned therein.
- 4.23 **Sale to Ratna Bhattacharjee:** By a Deed of Conveyance dated 27<sup>th</sup> June, 2016, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, in Book No. I, Volume No. 1523-2016, at Pages 215087 to 215106, Being No. 152307000 for the year 2016, Dipak Bhattacharjee sold, conveyed and transferred land measuring 2.5 (two point five) decimal out of Latika's Property to Ratna Bhattacharjee, free from all encumbrances and for the consideration mentioned therein.
- 4.24 **Sale to Rasid Ali Molla:** By a Deed of Conveyance dated 4<sup>th</sup> June, 2018, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, in Book No. I, Volume No. 1523-2018, at Pages 38759 to 38781, Being No. 152300806 for the year 2018, Ratna Bhattacharjee sold, conveyed and transferred land measuring 2.5 (two point five) decimal out of Latika's Property to Rasid Ali Molla, free from all encumbrances and for the consideration mentioned therein.

- 4.25 **Fifth Sale to Saswat Developer Private Limited:** By a Deed of Conveyance dated 13<sup>th</sup> December, 2019, registered in the Office of the Additional District Sub-Registrar, Rajarhat, New Town, in Book No. I, Volume No. 1523-2020, at Pages 1973 to 2014, Being No. 152315539 for the year 2019, (1) Jyotsna Bibi (2) Serina Bibi and (3) Rasid Ali Molla jointly sold, conveyed and transferred Latika's Property i.e. land classified as *bagan* (orchard) measuring **7.5 (seven point five) decimal**, comprised in **R.S./L.R. Dag No. 864**, R.S. *Khatian* No. 416, L.R. *Khatian* Nos. 127, 882, 1105, 1141, 1270, 1342, 1355, 1961, 2914, 2955, 2956, 3013, 3141 and 3142, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas to **Saswat Developer Private Limited**, the Owner herein, free from all encumbrances and for the consideration mentioned therein.
- 4.26 **Ownership of Saswat Developer Private Limited:** Pursuant to the above purchases, the Owner, i.e. Saswat Developer Private Limited, became the sole and absolute owner of land classified as *bagan* (orchard) measuring **52.5 (fifty two point five) decimal**, comprised in **R.S./L.R. Dag No. 864**, R.S. *Khatian* No. 416, **L.R. Khatian No. 1270**, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, within the jurisdiction of Patharghata *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas (**Saswat's Mother Property**), free from all encumbrances. The Said Land is a part and portion of Saswat's Mother Property and is also the subject matter of the Development Agreement as stated in Clause A (iii) above.
- 4.27 By a Development Agreement dated 6<sup>th</sup> May, 2023, registered in the Office of the Additional Registrar of Assurances II, Kolkata, in Book No. I, Volume No. 1902-2023, at Pages 188015 to 188049, Being No. 190205946 for the year 2023, the Owner had granted the exclusive right of Development to the Developer in respect of the Said Property pursuant to the sanctioned plan as sanctioned by the concerned statutory authority and commercial exploitation there on the terms and conditions mentioned therein (**Development Agreement**) and the owner had also authorized the Developer to act on behalf of the Owner for causing development work over the Said Property by a Power of Attorney dated 6<sup>th</sup> May, 2023, registered in the Office of the Additional Registrar of Assurances II,

Kolkata, in Book No. I, Volume No. 1902-2023, at Pages 188200 to 188216, Being No. 190205953 for the year 2023 (**Power of Attorney**).

## 5. Conclusion

- 5.1 Saswat Developer Private Limited, is the sole, absolute and recorded owner of the Said Property out of Saswat's Mother Property as per the available documents and public records available in the government websites and the Owner had granted the exclusive right of development the Developer i.e. Vinayak Realtech Properties LLP with regard to the Said Property pursuant to the sanctioned Plan as sanctioned by the concerned statutory authority.
- 5.2 The searches undertaken by me relates to the encumbrances created by acts of parties and recorded in public records (offline and online).
- 5.3 **Subject To** the observations aforesaid, I am of the opinion that the Owner has a marketable title to the Said Property as per the available records, information and documents.

### SCHEDULE ABOVE REFERRED TO [SAID PROPERTY]

Land measuring **36.37 (thirty six point three seven) decimal**, more or less, comprised in C.S. *Dag* No. 727, **R.S./L.R. *Dag* No. 864**, recorded in R.S. *Khatian* No. 416, **L.R. *Khatian* No. 1270**, *Mouza* Kalikapur, J.L. No. 40, *Touzi* No. 173, within the Jurisdiction of Patharghata *Gram Panchayat*, Police Station Rajarhat, Sub-Registration District Rajarhat, New Town, Kolkata-700135, District North 24 Parganas. The detail of the Said Property is tabulated in the Chart below:

<b>Classification</b>	<b>L.R. <i>Dag</i> No.</b>	<b>R.S. <i>Khatian</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Total Area in <i>Dag</i> (in decimal)</b>	<b>Area under development (in decimal)</b>
<i>Bagan</i>	864	416	1270	105	36.37

**Date:** 18<sup>th</sup> September, 2024

**Place:** Kolkata

**ANNEXURE A****(LIST OF DOCUMENTS PRODUCED)**

1. R.S. *Parcha* of Khetranath Bhattacharya.
2. Death Certificate of Khetranath Bhattacharya.
3. Legal Heirship Certificate of Khetranath Bhattacharya.
4. Deed of Conveyance dated 24<sup>th</sup> March, 1958 registered in the office of Sub Registrar, Cossipore, Dum Dum, in Book No. I, Volume No. 47, at Pages 12 to 23, Being No. 2274 for the year of 1958, Jiban Tara Debi (Debya) and Gita Rani Chakraborty, as Vendors and Sambhu Nath Bhattacharya, Sankar Kumar Bhattacharya, Biswanath Bhattacharya and Rabindra Nath Bhattacharya, as Purchasers.
5. Deed of Conveyance dated 31<sup>st</sup> January, 1984, registered in the office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Being No. 839 for the year 1984, Sambhu Nath Bhattacharya, as Vendor and Biswanath Bandyopadhyay, as Purchaser.
6. Death Certificate of Latika Bhattacharya.
7. Legal Heir Certificate of Latika Bhattacharya.
8. Death Certificate of Triguna Charan Bhattacharya.
9. Legal Heir Certificate of Triguna Charan Bhattacharya.
10. Death Certificate of Rabindra Nath Bhattacharya.
11. Legal Heir Certificate of Rabindra Nath Bhattacharya.
12. Deed of Conveyance Dated 23<sup>rd</sup> June, 2004, registered in the office of District Sub Registrar, Barasat, in the Book No. I, Being No. 400 of the year of 2004, Minati Bhattacharya, Mithun Bhattacharya and Piu Bhattacharya, as Vendors and Biswanath Bhattacharya, as Purchaser.
13. Deed of Conveyance dated 8<sup>th</sup> May, 2007, registered in the Office of the District Sub Registrar II, Barasat, in Book No. I, CD Volume No. 5, at Pages 7014 to 7039, Being No. 03693 for the year 2007, Sankar Bhattacharya, *inter alia* as Vendor and Saswat Developer Private Limited, as Purchaser.
14. Deed of Conveyance dated 23<sup>rd</sup> February, 2007 registered in the office of the District Sub Registrar II, Barasat, in Book No. I, Being No. 2475 for the year 2007, Biswanath Bhattacharya *inter alia* as Vendor (through his constituted attorney Anisur Rehman) and Oscar Business Private Limited, as Purchaser.

15. Deed of Conveyance dated 12<sup>th</sup> April, 2007 registered in the office of the District Sub Registrar II, Barasat, in Book No. I, CD Volume No. 4, at Pages 5540 to 5557, Being No. 3028 for the year 2007, Oscar Business Private Limited, as Vendor and Saswat Developer Private Limited, as Purchaser.
16. Deed of Conveyance dated 5<sup>th</sup> March, 2018, registered in the office of the Additional Registrar of Assurance IV, Kolkata, in Book No. I, Volume No. 1904-2018, at Pages 107255 to 107288, Being No. 190402267 for the year 2018, Santi Banerjee, Arup Banerjee and Archana Mondal, as Vendors and Saswat Developer Private Limited, as Purchaser.
17. Deed of Conveyance dated 30<sup>th</sup> April, 2018, registered in the office of District Sub Registrar II, Barasat, in Book No. I, CD Volume No. 5, at Pages 3542 to 3557, Being No. 3507 for the year 2007, Minati Bhattacharjee, Mithun Bhattacharjee and Piu Bhattacharjee, as Vendors and Saswat Developer Private Limited as Purchaser.
18. Deed of Conveyance dated 27<sup>th</sup> June, 2016, registered in the office of the Additional District Sub Registrar, Rajarhat, Newtown, in Book No. I, Volume No. 1523-2016, at Pages 215087 to 215106, Being No. 152307000 for the year 2016, Dipak Bhattacharya, as Vendor and Ratna Bhattacharjee, as Purchaser.
19. Deed of Conveyance dated 27<sup>th</sup> June, 2016, registered in the office of the Additional District Sub Registrar, Rajarhat, Newtown, in Book No. I, Volume No. 1523-2016, at Pages 215067 to 215086, Being No. 152307001 for the year 2016, Dipak Bhattacharya, as Vendor and Jyotsna Bibi, as Purchaser.
20. Deed of Conveyance dated 27<sup>th</sup> June, 2016, registered in the office of the Additional District Sub Registrar, Rajarhat, Newtown, in Book No. I, Volume No. 1523-2016, at Pages 215107 to 215126, Being No. 152306996 for the year 2016, Dipak Bhattacharya, as Vendor and Serina Bibi, as Purchaser.
21. Deed of Conveyance dated 4<sup>th</sup> January, 2018, registered in the office of the Additional District Sub Registrar, Rajarhat, Newtown, in Book No. I, Volume No. 1523-2018, at Pages 38759 to 38781, Being No. 152300806 for the year 2018, Ratana Bhattacharjee, as Vendor and Rashid Ali Molla, as Purchaser.
22. Deed of Conveyance dated 13<sup>th</sup> December, 2019, registered in the office of the Additional District Sub Registrar, Rajarhat, Newtown, in Book No. I, Volume No. 1523-2020, at Pages 1973 to 2014, Being No. 152315539 for the year 2019, Jyotsna

Bibi, Rasid Ali Molla, Serina Bibi, as Vendors, Dipak Bhattacharjee, as Confirming Party and Saswat Developer Private Limited, as Purchaser.

23. L.R *Parcha* of Saswat Developer Private Limited with regard to L.R. *Khatian* No. 1270.
24. Up-to-date *khajna* Receipt with regard to L.R. *Khatian* No. 1270.
25. Development Agreement dated 6<sup>th</sup> May, 2023, registered in the office of the Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2023, at Pages 188015 to 188049, Being No. 190205946 for the year 2023, Saswat Developer Private Limited, as Owner and Vinayak Realtech Properties LLP, as Developer.
26. Power of Attorney Dated 6<sup>th</sup> May, 2023, registered in the office of the Additional Registrar of Assurance II, Kolkata, in Book No. I, Volume No. 1902-2023, at Pages 188200 to 188216, Being No. 190205953 for the year 2023, Saswat Developer Private Limited, as Grantor and Vinayak Realtech Properties LLP, as Attorney.

**ANNEXURE B**

**(DETAILS OF REGISTRATION OFFICES SEARCHES)**

**Index- II**

**Re: R.S./L.R. Dag No. 864, recorded in R.S. Khatian No. 416, L.R. Khatian No. 1270, Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the Jurisdiction of Patharghata Gram Panchayat, Police Station Rajarhat, Sub-Registration District Rajarhat, New Town, Kolkata-700135, District North 24 Parganas**

**Index - II**

**Office of the Registrar of Assurances, Kolkata**

<b>Property Details</b>	<b>Period</b>	<b>Entries Found</b>	<b>Receipt No.</b>	<b>Remarks</b>
<b>R.S. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. I)</b>	1994 to 2024	Nil	BB005877 1901019412/2024	–
<b>L.R. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. I)</b>	1994 to 2024	Entry Found	BB005877 1901019200/2024	See Annexure B1
<b>R.S. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. II)</b>	1994 to 2024	Entry Found	BB005877 1902019097/2024	See Annexure B1
<b>L.R. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. II)</b>	1994 to 2024	Entries found	BB005877 1902019097/2024	See Annexure B1

R.S. <i>Dag</i> No. 864, <i>Mouza</i> Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. III)	1994 to 2024	Nil	BB005877 1903014328/2024	-
L.R. <i>Dag</i> No. 864, <i>Mouza</i> Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. III)	1994 to 2024	Nil	O314523 1903014327/2024	-
R.S. <i>Dag</i> No. 864, <i>Mouza</i> Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. IV)	1994 to 2024	Nil	1904014647/2024	-
L.R. <i>Dag</i> No. 864, <i>Mouza</i> Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (A.R.A. IV)	1994 to 2024	Entries found	1904014648/2024	See Annexure B1

Office of the District Sub-Registrar, Barasat & Additional District Sub-Registrar, Bidhan Nagar & Additional District Sub-Registrar, Rajarhat, New Town

Property Details	Period	Entries Found	Receipt No.	Remarks
R.S. <i>Dag</i> No. 864, <i>Mouza</i> Kalikapur, J.L. No. 40, Kolkata-700135, District	1996 to 2024	Entries Found	1504008359 /2024	See Annexure B1



<b>North 24 Parganas (ADSR Bidhan Nagar)</b>				
<b>L.R. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (ADSR Bidhan Nagar)</b>	1996 to 2024	Nil	1504008360/2024	-
<b>R.S. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (ADSR Rajarhat)</b>	2012 to 2024	Entries Found	1523011712/2024	See Annexure B1
<b>L.R. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (ADSR Rajarhat)</b>	2012 to 2024	Entries Found	1523011713/2024	See Annexure B1
<b>R.S. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (DSR Barasat)</b>	1994 to 2024	Nil	1501039842/2024 1501039845/2024	-
<b>L.R. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Kolkata-700135, District North 24 Parganas (DSR Barasat)</b>	1994 to 2024	Nil	1501039842/2024 1501039847/2024	-

**Note: Originals of all Search Reports are enclosed, collectively marked Annexure B1.**

**ANNEXURE C**

**(BLOCK LAND AND LAND REFORMS OFFICE, RAJARHAT)**

Online Plot Information with regard to **R.S./L.R. Dag No. 864**, recorded in R.S. *Khatian* No. 416, **L.R. Khatian No. 1270**, *Mouza* Kalikapur, J.L. No. 40, *Touzi* No. 173, within the Jurisdiction of Patharghata *Gram Panchayat*, Police Station Rajarhat, Sub-Registration District Rajarhat, New Town, Kolkata-700135, District North 24 Parganas.

**Note: Printout of the Online Plot Information is enclosed, marked Annexure C1.**

**ANNEXURE D**

**(Central Registry of Securitisation Asset Reconstruction and Security Interest of India)**

No charge has been found with regard to **R.S./L.R. Dag No. 864**, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas.

**Note: Printout of the Online Asset Based Search Report is enclosed, marked Annexure D1.**

**ANNEXURE E**

**(Registrar of Companies, West Bengal)**

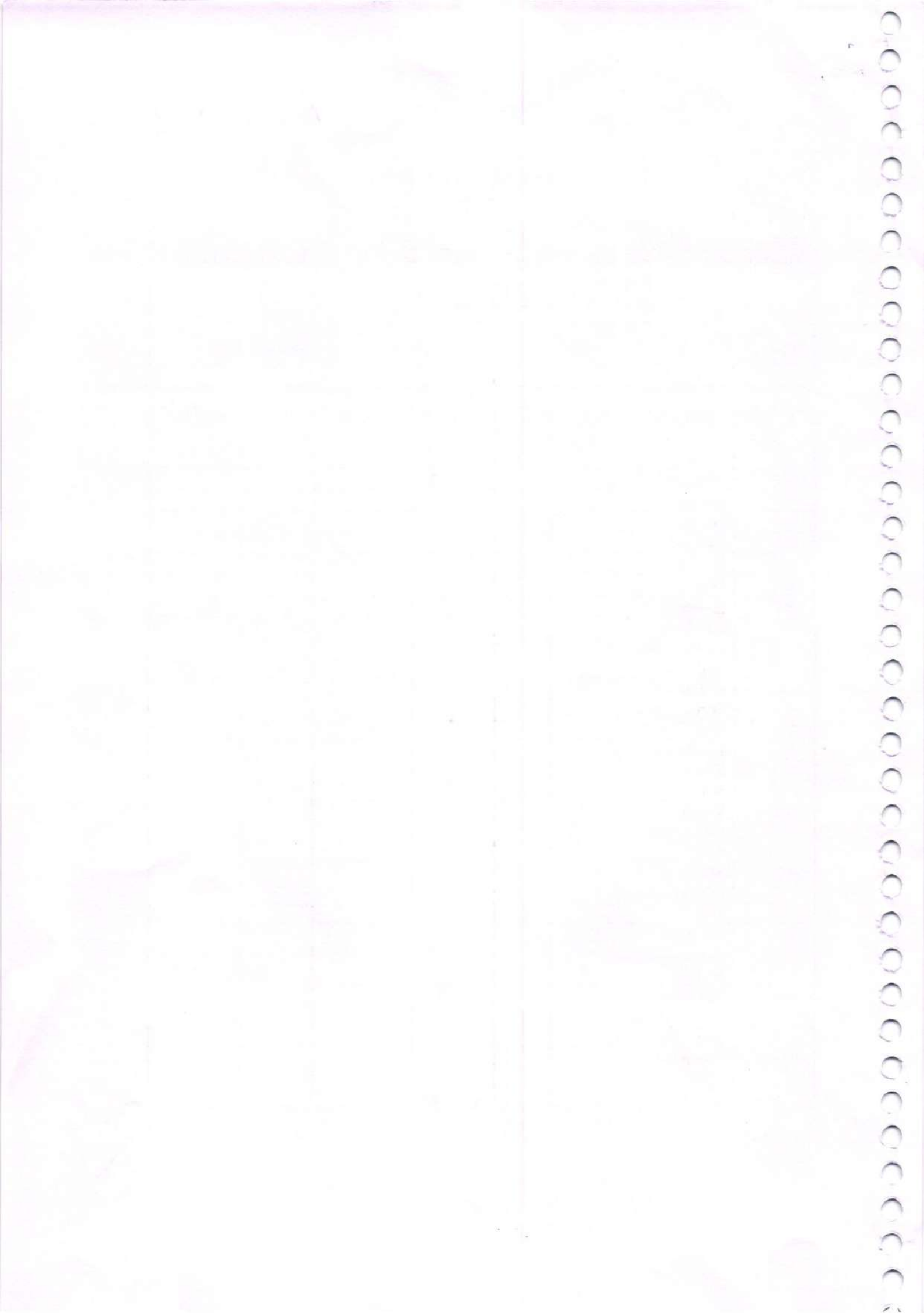
No charge has been created by the Owner or the Developer with regard to **R.S./L.R. Dag No. 864**, *Mouza* Kalikapur, J.L. No. 40, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas.

**Note: Printout of the Online ROC Search Report is enclosed, marked Annexure E1.**

## INDEX SEARCH REPORT

Registry Office	:	R.A.Kolkata	File No.	:	
Index	:	II	Reg.	:	
Name/Premises	:	R.S./L.R. Dag No. 864, Mouza Kalikapur, J.L. No. 40, Police Station Rajarhat	Searched by	:	Ranjit Chakraborty
Year	:	1994- 2024	Dated	:	24 <sup>th</sup> June, 2024

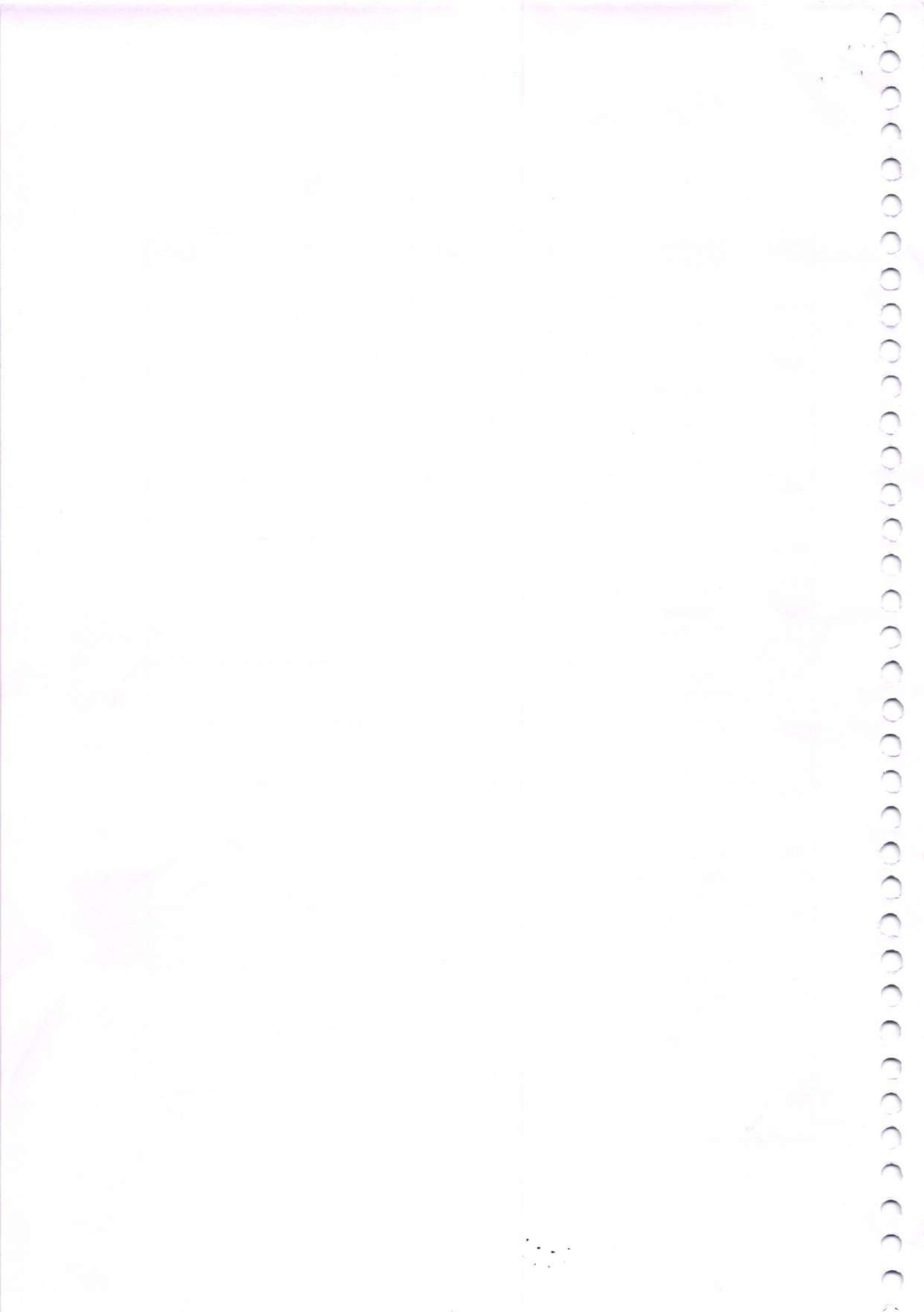
YEAR	REMARKS	BOOK NO.	VOL. NO.	PAGES	DEED NO.	YEAR	INITIAL
1994	Damage						
1995	Damage						
1996	Damage						
1997	Damage						
1998	Damage						
2000	Damage						
2001	Damage						
2002	Search by Registry office Staff						
2003	Search by Registry office Staff						
2004	Search by Registry office Staff						
2005	Search by Registry office Staff						
2006	Search by Registry office Staff						
2007	Search by Registry office Staff						
2008	Search by Registry office Staff						
2009	Search by Registry office Staff						



2010	Search by Registry office Staff						
2011	Search by Registry office Staff						
2012	Search by Registry office Staff						
2013	Search by Registry office Staff						
2014	Search by Registry office Staff						
2015	Search by Registry office Staff						
2016	Search by Registry office Staff						
2017	Search by Registry office Staff						
2018	Search by Registry office Staff						
2019	Search by Registry office Staff						
2020	Search by Registry office Staff						
2021	Search by Registry office Staff						
2022	Search by Registry office Staff						
2023	Search by Registry office Staff						
2024	Search by Registry office Staff						

N.B.: Computer Index Search Reports are annexed herewith.

(Ranjit Chakraborty)



No. REGN BB 005877

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 30227

2. Date of application ..... 21/6/17

3. Search for the year (s) ..... 2014 - 02

4. Name of office to which the record to be searched or inspected relates ..... 2

5. Name of person or property to be searched ..... L

6. Nature of document .....

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 21/6/17

R-322 A 864 Dr. Babulak

8. From whom received ..... R. Chakrabarti

9. Fees paid under Article —

157

F (1) (i)

F (2) (ii)

F (2)

..... Registrar of .....

NO. 10000

RECEIVED

11/11/11

11/11/11

11/11/11



11/11/11

11/11/11

11/11/11



Government of West Bengal  
Office of the KOLKATA (A.R.A. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-06-2024

<b>Serial No of Application</b>	1901019411/2024	<b>Search No</b>	1901019412/2024
<b>Search for the Years</b>	From 2019 To 2024	<b>Record Available</b>	From 10/11/2008 onwards
<b>Property to be Searched</b>	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864		
<b>From whom Received</b>	R C		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 5/-	

**Search Result:** No Record Found

---

( Mr Pradipta Kishore Guha )  
A.R.A. - I KOLKATA  
OFFICE OF THE A.R.A. - I KOLKATA





Government of West Bengal  
Office of the KOLKATA (A.R.A. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 21-06-2024

**Serial No of Application** 1901019199/2024 **Search No** 1901019200/2024  
**Search for the Years** From 2019 To 2024 **Record Available** From 10/11/2008 onwards  
**Property to be Searched** District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00864  
**From whom Received** R C  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 5/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0403] Lease, Lease	Plot No : LR-864 Khatian: 882	Area of Land : 1.60417 decimal (700 Sqft)
<b>Deed Details :</b>		Deed No: I-190106238/2019, Query No: 19010001627929/2019, Serial No: 1901006387/2019, Page: 301156 - 301191, Date of Registration: 15/11/2019, Date of Completion: 19/11/2019, Date of Delivery: 03/12/2019		

( Mr Pradipta Kishore Guha )  
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Government of West Bengal  
Office of the KOLKATA (A.R.A. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 21-06-2024

**Serial No of Application** 1902019097/2024 **Search No** 1902019097/2024  
**Search for the Years** From 2007 To 2024 **Record Available** From 10/11/2008 onwards  
**Property to be Searched** District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864  
**From whom Received** R Chakraborty  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 17/-

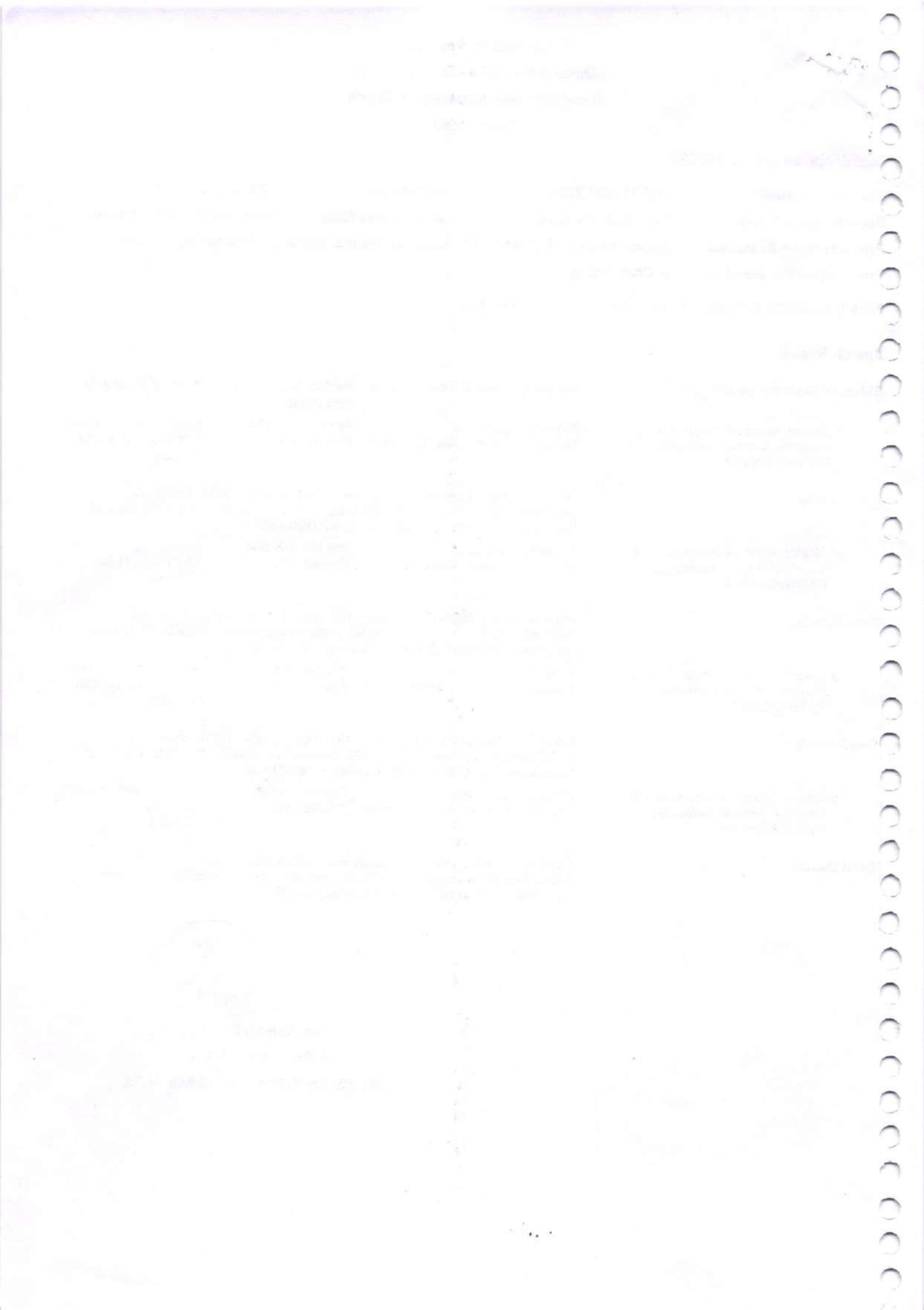
**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian: 420	Area of Land : 1 Katha, 14 Chatak, (1 Katha, 14 Chatak)
<b>Deed Details :</b>		Deed No: I-190205962/2013, Query No: 1902012322 /2013, Serial No: 190205965/2013, Page: 7246 - 7261, Date of Registration: 30/04/2013, Date of Completion: 04/05/2013, Date of Delivery: 06/05/2013		
2	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian: 418	Area of Land : 1 Katha, 14 Chatak, (1 Katha, 14 Chatak)
<b>Deed Details :</b>		Deed No: I-190205964/2013, Query No: 1902012323 /2013, Serial No: 190205959/2013, Page: 7273 - 7288, Date of Registration: 30/04/2013, Date of Completion: 04/05/2013, Date of Delivery: 06/05/2013		
3	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian: 416	Area of Land : 1 Katha, 12 Chatak, (1 Katha, 12 Chatak)
<b>Deed Details :</b>		Deed No: I-190205960/2013, Query No: 1902012325 /2013, Serial No: 190205966/2013, Page: 7181 - 7196, Date of Registration: 30/04/2013, Date of Completion: 04/05/2013, Date of Delivery: 06/05/2013		
4	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian: 420	Area of Land : 1 Katha, 12 Chatak, (1 Katha, 12 Chatak)
<b>Deed Details :</b>		Deed No: I-190205963/2013, Query No: 1902012326 /2013, Serial No: 190205962/2013, Page: 7838 - 7853, Date of Registration: 30/04/2013, Date of Completion: 06/05/2013, Date of Delivery: 06/05/2013		



( Mr Satyajit Biswas )

A.R.A. - II KOLKATA  
OFFICE OF THE A.R.A. - II KOLKATA



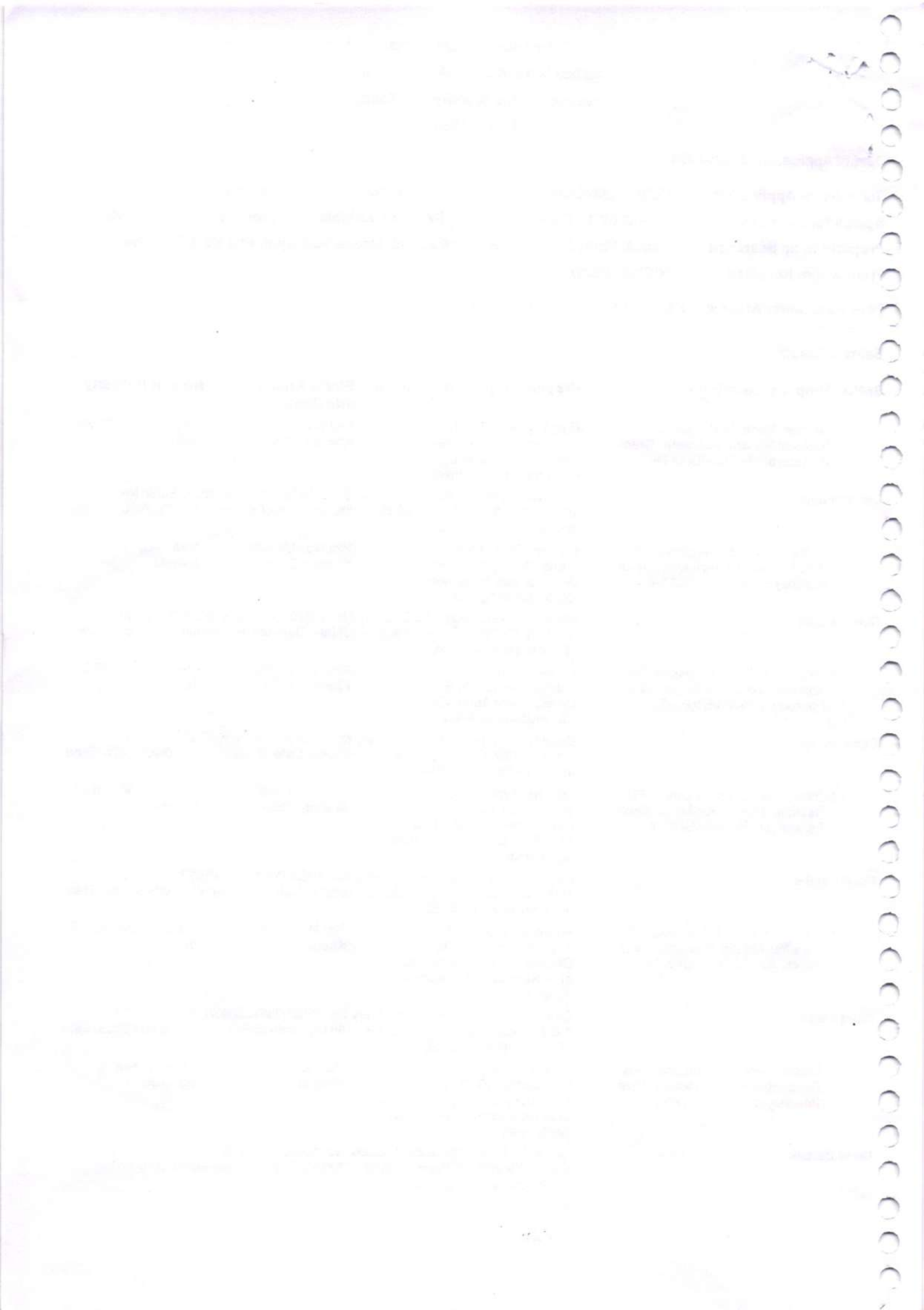
Government of West Bengal  
Office of the KOLKATA (A.R.A. - II)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 21-06-2024

**Serial No of Application** 1902019096/2024 **Search No** 1902019096/2024  
**Search for the Years** From 2007 To 2024 **Record Available** From 10/11/2008 onwards  
**Property to be Searched** District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00864  
**From whom Received** R Chakraborty  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 17/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-864 Khatian: 1270	Area of Land : 23.25 decimal
<b>Deed Details :</b>		Deed No: I-190205947/2023, Query No: 19022001136206/2023, Serial No: 1902006904/2023, Page: 188050 - 188084, Date of Registration: 06/05/2023, Date of Completion: 11/05/2023,		
2	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-864 Khatian: 3746	Area of Land : 5 decimal
<b>Deed Details :</b>		Deed No: I-190205947/2023, Query No: 19022001136206/2023, Serial No: 1902006904/2023, Page: 188050 - 188084, Date of Registration: 06/05/2023, Date of Completion: 11/05/2023,		
3	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-864 Khatian: 1270	Area of Land : 36.37 decimal
<b>Deed Details :</b>		Deed No: I-190205946/2023, Query No: 19022001137255/2023, Serial No: 1902006903/2023, Page: 188015 - 188049, Date of Registration: 06/05/2023, Date of Completion: 11/05/2023,		
4	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-864 Khatian: 1270	Area of Land : 36.37 decimal
<b>Deed Details :</b>		Deed No: I-190205953/2023, Query No: 19028001139019/2023, Serial No: 1902006907/2023, Page: 188200 - 188216, Date of Registration: 06/05/2023, Date of Completion: 11/05/2023,		
5	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-864 Khatian: 1270	Area of Land : 23.25 decimal
<b>Deed Details :</b>		Deed No: I-190205952/2023, Query No: 19028001139043/2023, Serial No: 1902006908/2023, Page: 188183 - 188199, Date of Registration: 06/05/2023, Date of Completion: 11/05/2023,		
6	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-864 Khatian: 3746	Area of Land : 5 decimal
<b>Deed Details :</b>		Deed No: I-190205952/2023, Query No: 19028001139043/2023, Serial No: 1902006908/2023, Page: 188183 - 188199, Date of Registration: 06/05/2023, Date of Completion: 11/05/2023,		





( Mr Satyajit Biswas )

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Receipt for fees deposited for Search  
Form - 1556

Date of Application: 25-06-2024

<b>Serial No of Application</b>	1903014328/2024	<b>Search No</b>	1903014328/2024
<b>Search for the Years</b>	From 2019 To 2024	<b>Record Available</b>	From 01/01/1900 onwards
<b>Property to be Searched</b>	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864		
<b>From whom Received</b>	R Chakraborty		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 5/-	

Search Result: **No Record Found**

( Mr Samar Kumar Pramanick )

A.R.A. - III KOLKATA

**A.R.A.**  
**III**  
OFFICE OF THE A.R.A. - III KOLKATA

A. R. A.  
III

Government of West Bengal  
Office of the KOLKATA (A.R.A. - III)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 25-06-2024

<b>Serial No of Application</b>	1903014327/2024	<b>Search No</b>	1903014327/2024
<b>Search for the Years</b>	From 2019 To 2024	<b>Record Available</b>	From 01/01/1900 onwards
<b>Property to be Searched</b>	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00864		
<b>From whom Received</b>	R Chakraborty		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 5/-	

Search Result: **No Record Found**

( Mr Samar Kumar Pramanick )

A.R.A. - III KOLKATA

OFFICE OF THE A.R.A. - III KOLKATA





Government of West Bengal  
Office of the KOLKATA (A.R.A. - IV)  
Receipt for fees deposited for Search  
Form - 1556

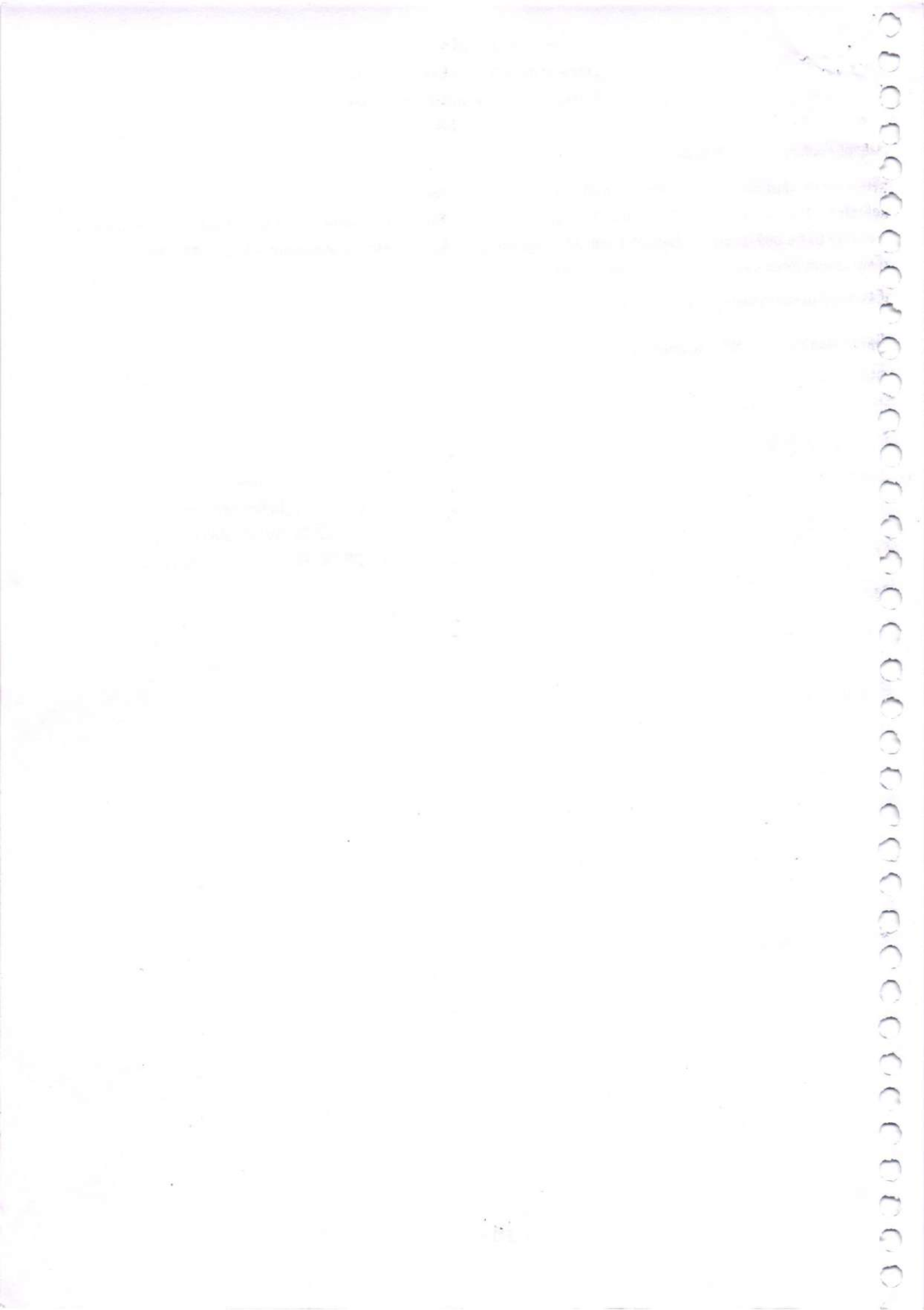
Date of Application: 24-06-2024

<b>Serial No of Application</b>	1904014647/2024	<b>Search No</b>	1904014647/2024
<b>Search for the Years</b>	From 2015 To 2024	<b>Record Available</b>	From 29/08/2015 onwards
<b>Property to be Searched</b>	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864		
<b>From whom Received</b>	R CHAKRABORTY		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 9/-	

**Search Result:** No Record Found

( Mr Pradipta Kishore Guha )  
A.R.A. - IV KOLKATA  
OFFICE OF THE A.R.A. - IV KOLKATA







Government of West Bengal  
Office of the KOLKATA (A.R.A. - IV)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-06-2024

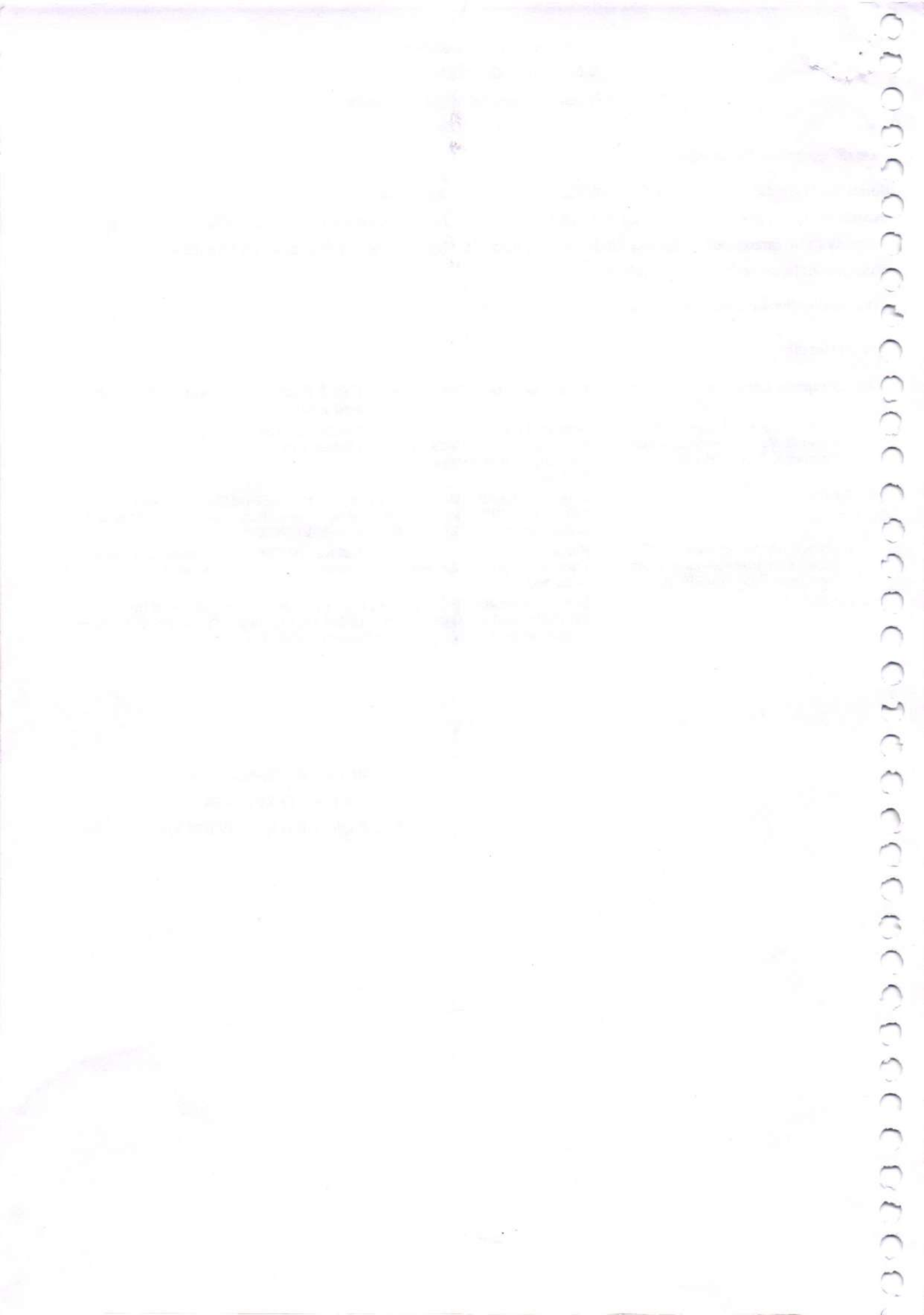
**Serial No of Application** 1904014648/2024      **Search No** 1904014648/2024  
**Search for the Years** From 2015 To 2024      **Record Available** From 29/08/2015 onwards  
**Property to be Searched** District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00864  
**From whom Received** R CHAKRABORTY  
**Fees Paid under Articles** F1(i) 2/-      F1(ii) 9/-

**Search Result:**

I.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No : LR-864 Khatian: 416	Area of Land : 8.75 decimal
<b>Deed Details :</b>		Deed No: I-190407183/2016, Query No: 19041000288445/2016, Serial No: 1904006653/2016, Page: 264154 - 264191, Date of Registration: 30/07/2016, Date of Completion: 01/08/2016, Date of Delivery: 01/08/2016		
2	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 472	Area of Land : 11.25 decimal
<b>Deed Details :</b>		Deed No: I-190402267/2018, Query No: 19040000229530/2018, Serial No: 1904002153/2018, Page: 107255 - 107288, Date of Registration: 06/03/2018, Date of Completion: 15/03/2018, Date of Delivery: 16/03/2018		

( Mr Pradipta Kishore Guha )  
A.R.A. - IV KOLKATA  
OFFICE OF THE A.R.A. - IV KOLKATA





Government of West Bengal  
Office of the BIDHAN NAGAR (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 21-06-2024

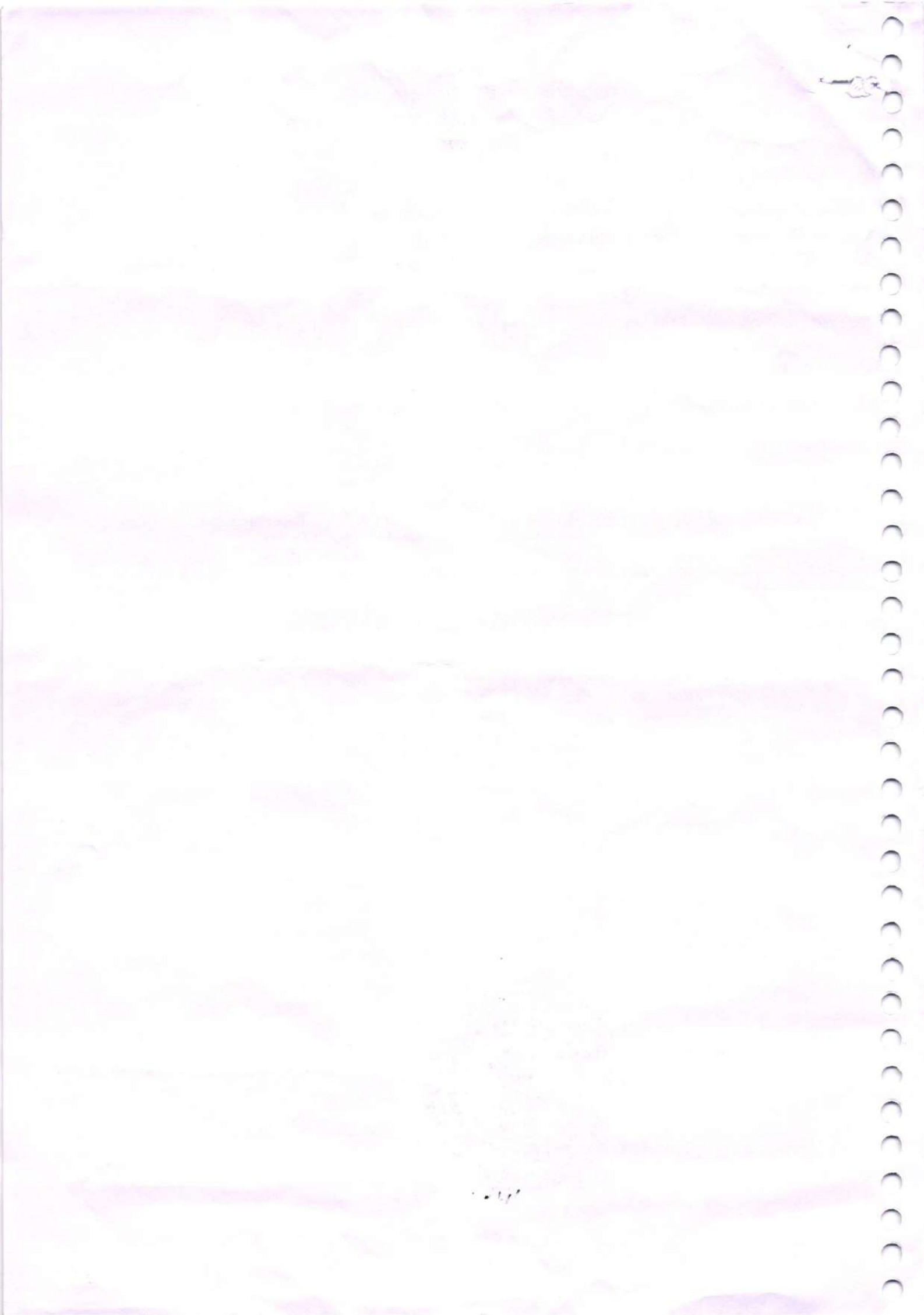
**Serial No of Application** 1504008359/2024 **Search No** 1504008359/2024  
**Search for the Years** From 1996 To 2024 **Record Available** From 30/11/2007 onwards  
**Property to be Searched** District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864  
**From whom Received** D K Pal  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 28/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian:	Area of Land : 5.25 Decimal,
<b>Deed Details :</b>		Deed No: I-150400884/2010, Query No: 1504001716 /2010, Serial No: 150400847/2010, Page: 4338 - 4350, Date of Registration: 02/02/2010, Date of Completion: 02/02/2010, Date of Delivery: 08/02/2010		
2	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian:	Area of Land : 2 Katha, 14 Chatak, (2 Katha, 14 Chatak)
<b>Deed Details :</b>		Deed No: I-150407862/2010, Query No: 1504016950 /2010, Serial No: 150407782/2010, Page: 5924 - 5934, Date of Registration: 02/08/2010, Date of Completion: 02/08/2010, Date of Delivery: 03/08/2010		
3	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian:	Area of Land : 2 Katha, (2 Katha)
<b>Deed Details :</b>		Deed No: I-150402179/2012, Query No: 1504004213 /2012, Serial No: 150402367/2012, Page: 14725 - 14738, Date of Registration: 22/02/2012, Date of Completion: 22/02/2012, Date of Delivery: 24/02/2012		

( Mrs Sukanya Talukdar )  
A.D.S.R. BIDHAN NAGAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR





Government of West Bengal  
Office of the BIDHAN NAGAR (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

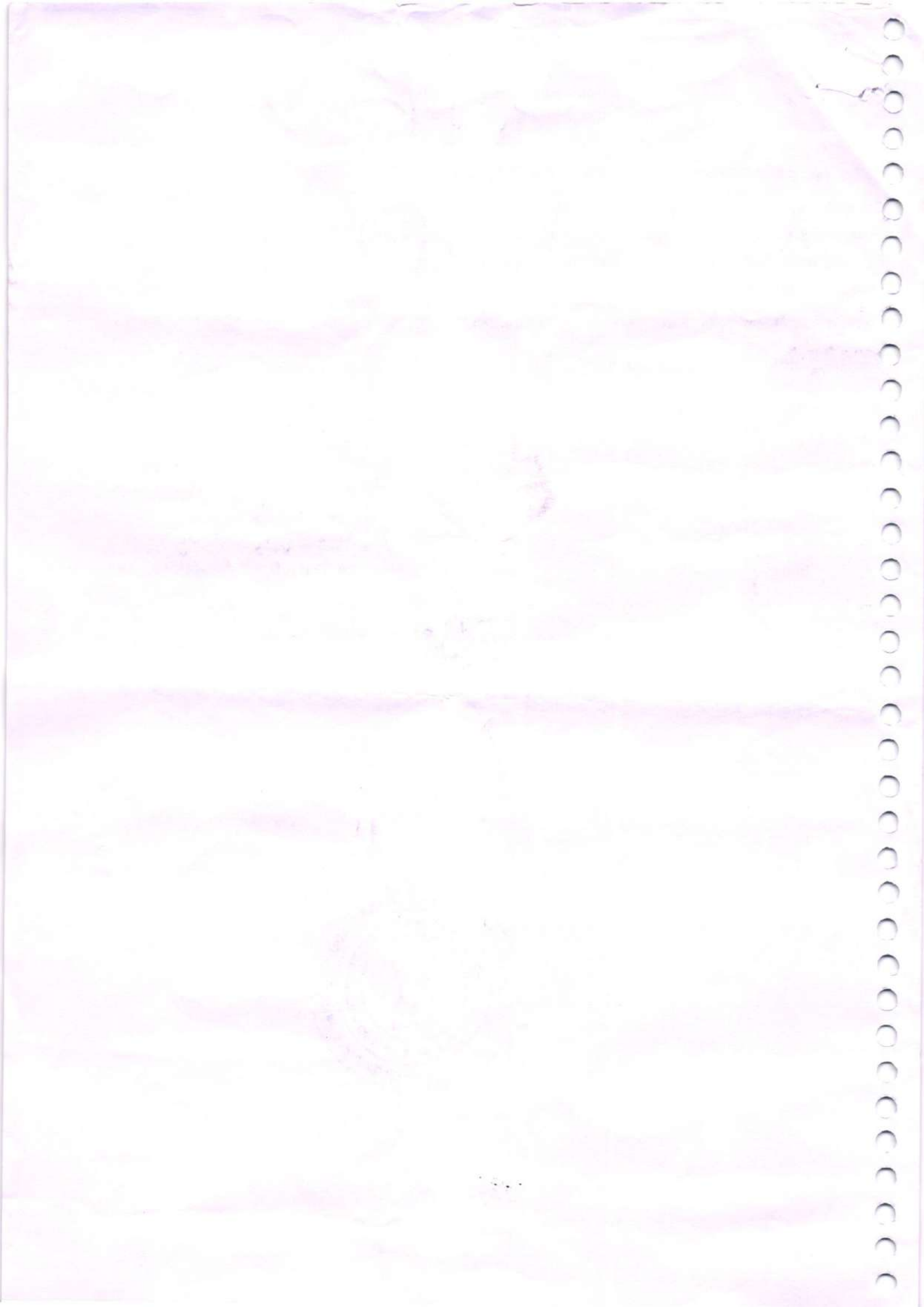
Date of Application: 21-06-2024

Serial No of Application	1504008360/2024	Search No	1504008360/2024
Search for the Years	From 1996 To 2024	Record Available	From 30/11/2007 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00864		
From whom Received	D K Pal		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

( Mrs Sukanya Talukdar )  
A.D.S.R. BIDHAN NAGAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR





Government of West Bengal  
Office of the RAJARHAT (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 21-06-2024

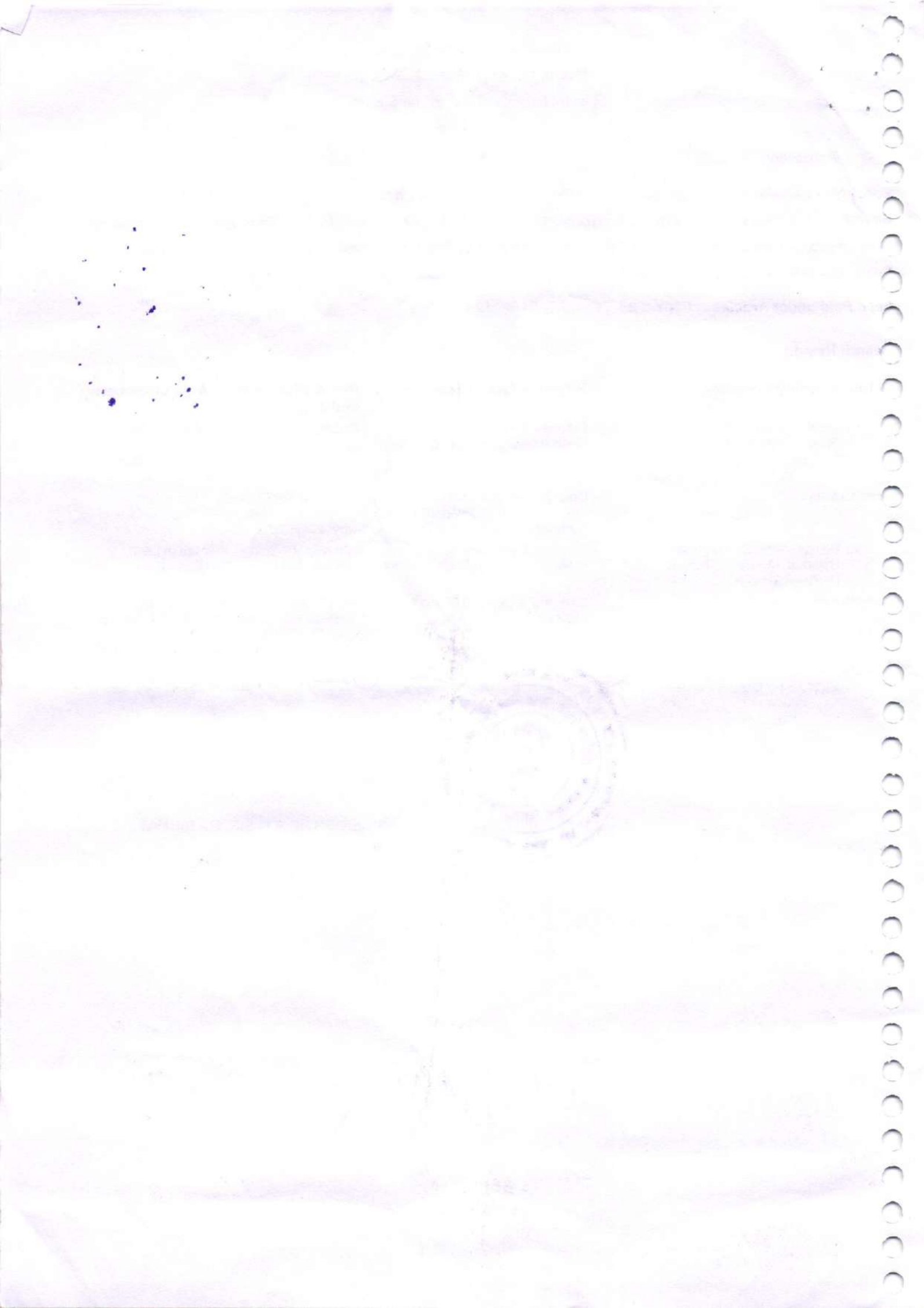
Serial No of Application 1523011712/2024 Search No 1523011712/2024  
Search for the Years From 2012 To 2024 Record Available From 22/11/2012 onwards  
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864  
From whom Received D K Pal  
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

Search Result:

S.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian: 1700	Area of Land : 5 Chatak, 21 Sq. Ft., (5 Chatak, 21 Sqft)
Deed Details :		Deed No: I-152306857/2014, Query No: 1523012672 /2014, Serial No: 152307493/2014, Page: 3679 - 3695, Date of Registration: 19/06/2014, Date of Completion: 19/06/2014, Date of Delivery: 23/06/2014		
2	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, PATHARGHATA	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-864 Khatian: 1444	Area of Land : 5 Decimal,
Deed Details :		Deed No: I-152313356/2014, Query No: 1523025166 /2014, Serial No: 152314639/2014, Page: 2581 - 2591, Date of Registration: 03/12/2014, Date of Completion: 03/12/2014, Date of Delivery: 08/12/2014		



( Mr Sanjoy Basak )  
A.D.S.R. RAJARHAT  
OFFICE OF THE A.D.S.R. RAJARHAT





Government of West Bengal  
Office of the RAJARHAT (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

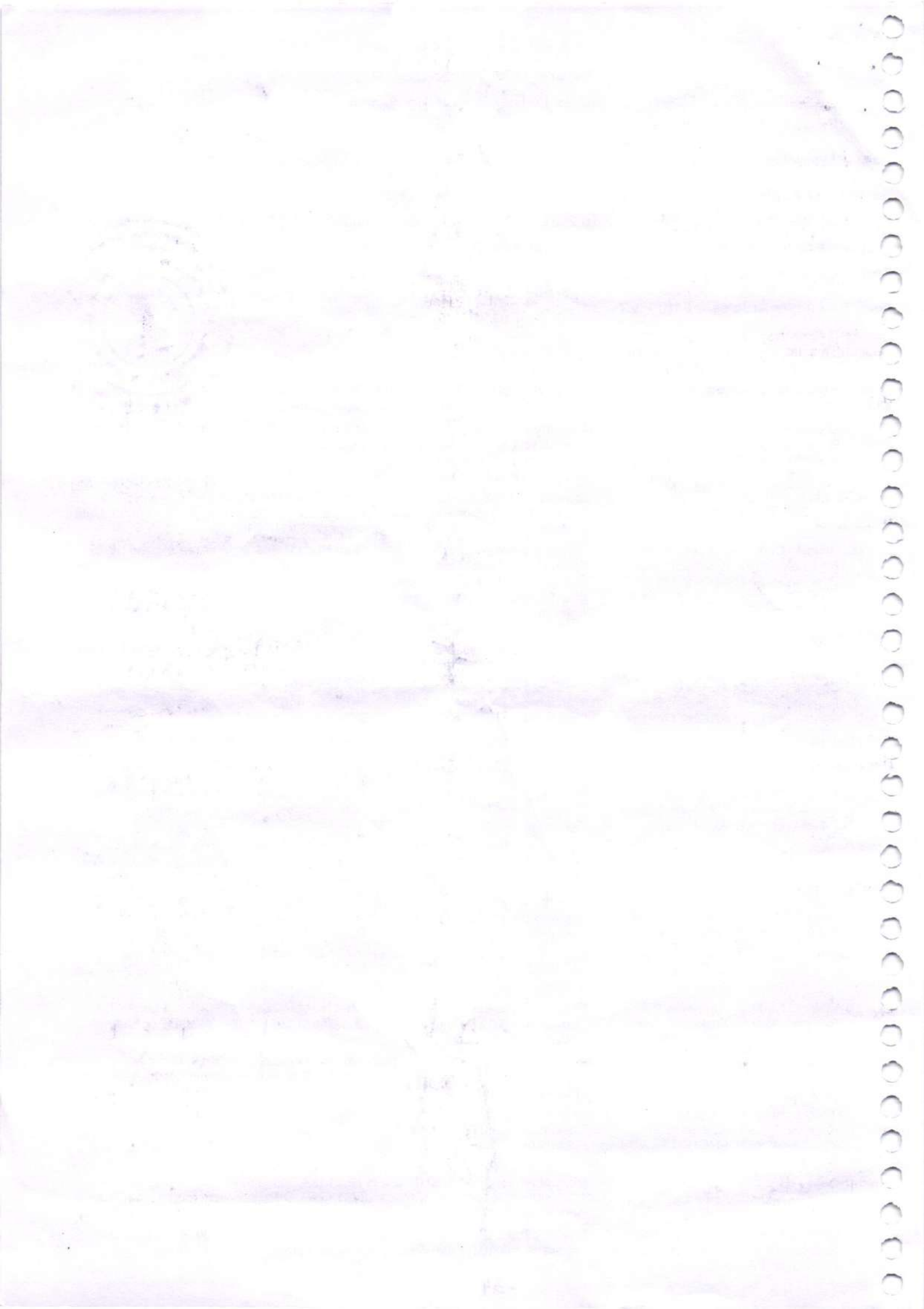
Date of Application: 21-06-2024

Serial No of Application 1523011713/2024 Search No 1523011713/2024  
Search for the Years From 2012 To 2024 Record Available From 22/11/2012 onwards  
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR-00864  
From whom Received D K Pal  
Fees Paid under Articles F1(i) 2/- F1(ii) 12/-

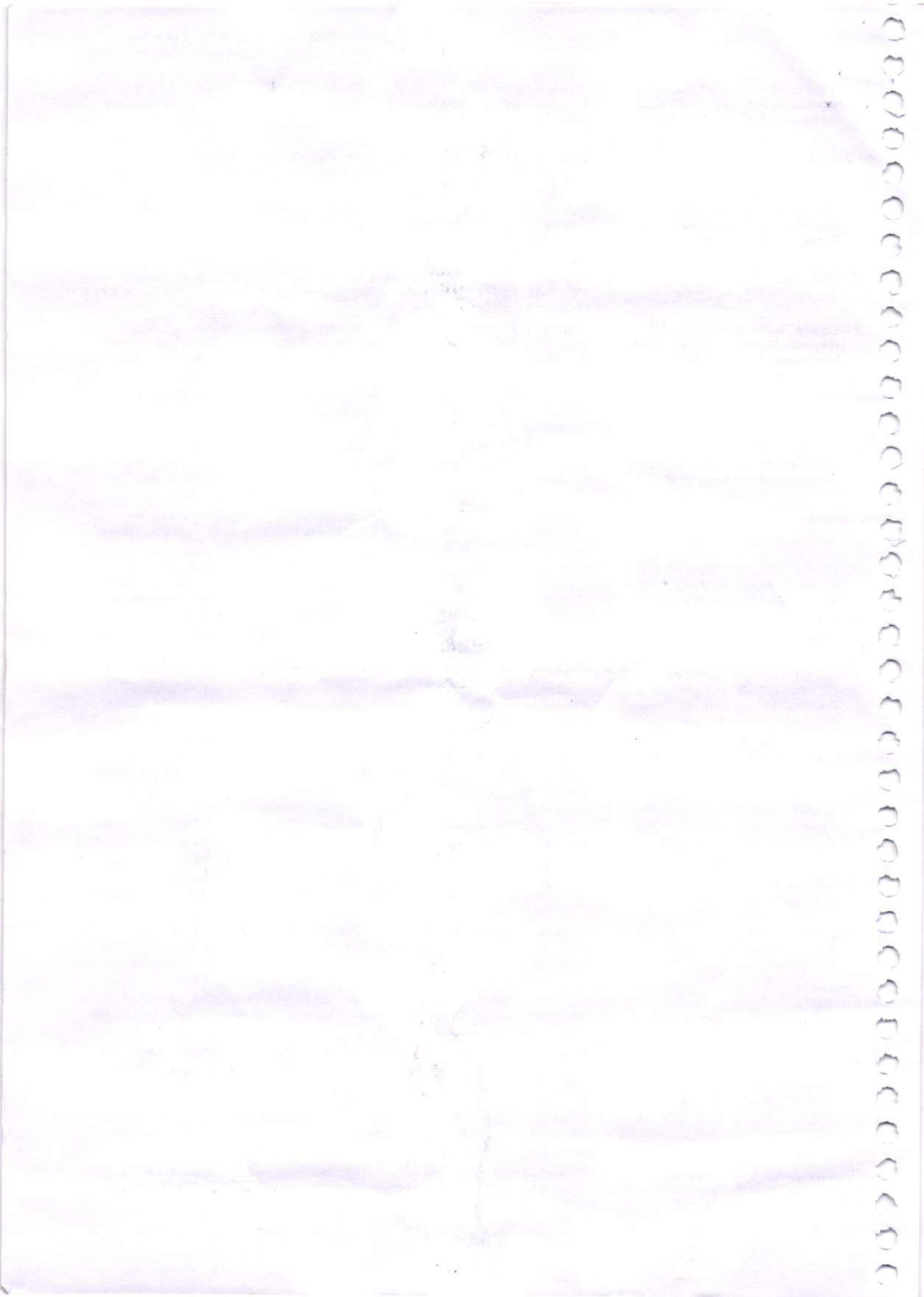


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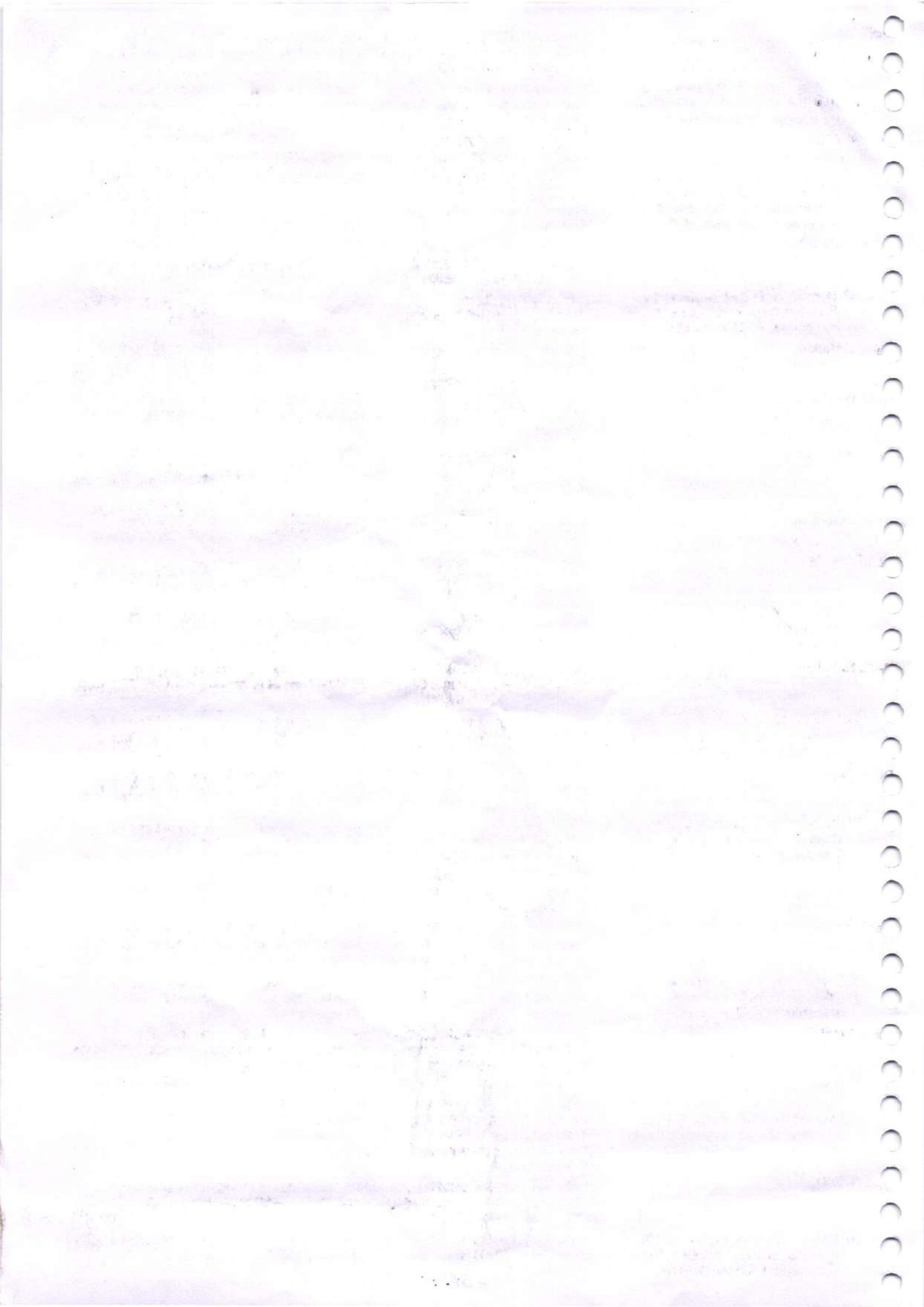
S.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-864 Khatian: 416	Area of Land : 8.75 decimal
<b>Deed Details :</b>		Deed No: I-152312385/2015, Query No: 15231000309141/2015, Serial No: 1523012856/2015, Page: 186673 - 186726, Date of Registration: 16/11/2015, Date of Completion: 23/11/2015, Date of Delivery: 30/11/2015		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-864 Khatian: 416	Area of Land : 8.75 decimal
<b>Deed Details :</b>		Deed No: I-152312921/2015, Query No: 15231000339476/2015, Serial No: 1523013341/2015, Page: 201997 - 202038, Date of Registration: 01/12/2015, Date of Completion: 07/12/2015, Date of Delivery: 04/02/2016		
3	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 416	Area of Land : 2.5 decimal
<b>Deed Details :</b>		Deed No: I-152307000/2016, Query No: 15230000885039/2016, Serial No: 1523007231/2016, Page: 215087 - 215106, Date of Registration: 28/06/2016, Date of Completion: 29/06/2016, Date of Delivery: 12/07/2016		
4	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 416	Area of Land : 2.5 decimal
<b>Deed Details :</b>		Deed No: I-152306996/2016, Query No: 15230000885122/2016, Serial No: 1523007230/2016, Page: 215107 - 215126, Date of Registration: 28/06/2016, Date of Completion: 29/06/2016, Date of Delivery: 12/07/2016		
5	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 416	Area of Land : 2.5 decimal
<b>Deed Details :</b>		Deed No: I-152307001/2016, Query No: 15230000885302/2016, Serial No: 1523007232/2016, Page: 215067 - 215086, Date of Registration: 28/06/2016, Date of Completion: 29/06/2016, Date of Delivery: 12/07/2016		
6	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1526	Area of Land : 3.3 decimal (2 Katha)
<b>Deed Details :</b>		Deed No: I-152308515/2016, Query No: 15231000296863/2016, Serial No: 1523008833/2016, Page: 262402 - 262421, Date of Registration: 08/08/2016, Date of Completion: 10/08/2016, Date of Delivery: 26/08/2016		
7	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,, Holding: 700135	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 416	Area of Land : 2.5 decimal
<b>Deed Details :</b>		Deed No: I-152300806/2018, Query No: 15230000063644/2018, Serial No: 1523000540/2018, Page: 38759 - 38781, Date of Registration: 24/01/2018, Date of Completion: 01/02/2018,		
8	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 387	Area of Land : 2 decimal



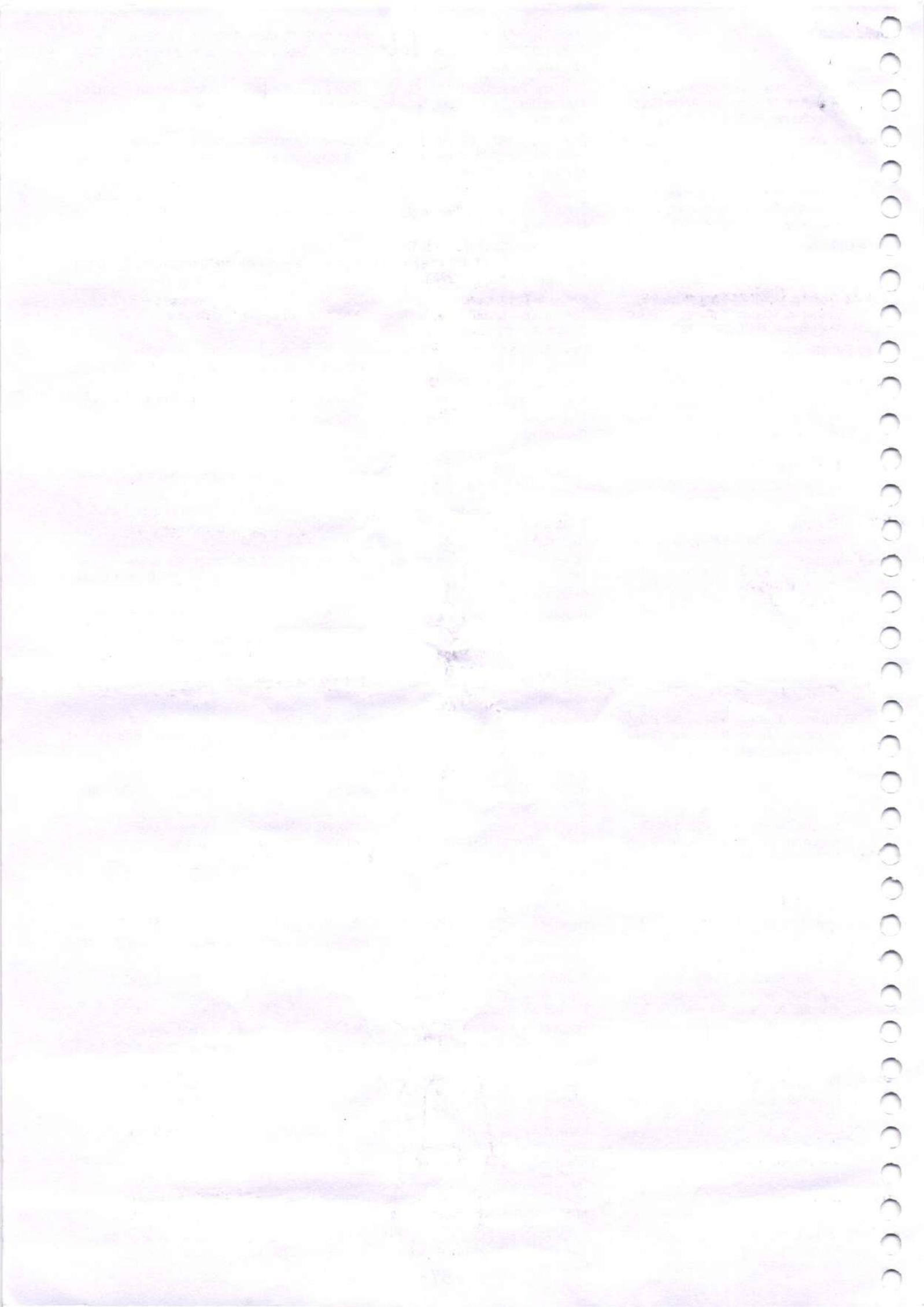
<b>Deed Details :</b>	Deed No: I-152304096/2018, Query No: 15231000096988/2018, Serial No: 1523004240/2018, Page: 149652 - 149672, Date of Registration: 03/04/2018, Date of Completion: 17/04/2018,		
9 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 127	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
10 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 882	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
11 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1105	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
12 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1141	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
13 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1270	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
14 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1342	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
15 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3141	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
16 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3142	Area of Land : 0.535718 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
17 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1355	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>	Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,		
18 District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1961	Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft



<b>Deed Details :</b>		Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,	
19	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 2914 Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>		Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,	
20	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 2955 Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>		Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,	
21	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 2956 Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>		Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,	
22	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3013 Area of Land : 0.535714 decimal Area of Structure: 100 Sq Ft
<b>Deed Details :</b>		Deed No: I-152315539/2019, Query No: 15230001745682/2019, Serial No: 1523016174/2019, Page: 1973 - 2014, Date of Registration: 24/12/2019, Date of Completion: 02/01/2020,	
23	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 882 Area of Land : 6.6 decimal
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24	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3141 Area of Land : 1.65 decimal (1 Katha)
<b>Deed Details :</b>		Deed No: I-152302279/2020, Query No: 15231000300223/2020, Serial No: 1523002342/2020, Page: 105990 - 106014, Date of Registration: 28/02/2020, Date of Completion: 05/03/2020,	
25	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3142 Area of Land : 1.65 decimal (1 Katha)
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26	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1270 Area of Land : 6.25 decimal
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27	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-864 Khatian: 1141 Area of Land : 5 decimal
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28	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-864 Khatian: 2955 Area of Land : 3 decimal
<b>Deed Details :</b>		Deed No: I-152300518/2022, Query No: 15232001194850/2021, Serial No: 1523016230/2021, Page: 26810 - 26854, Date of Registration: 13/01/2022, Date of Completion: 18/01/2022,	
29	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 882 Area of Land : 5.8485 decimal

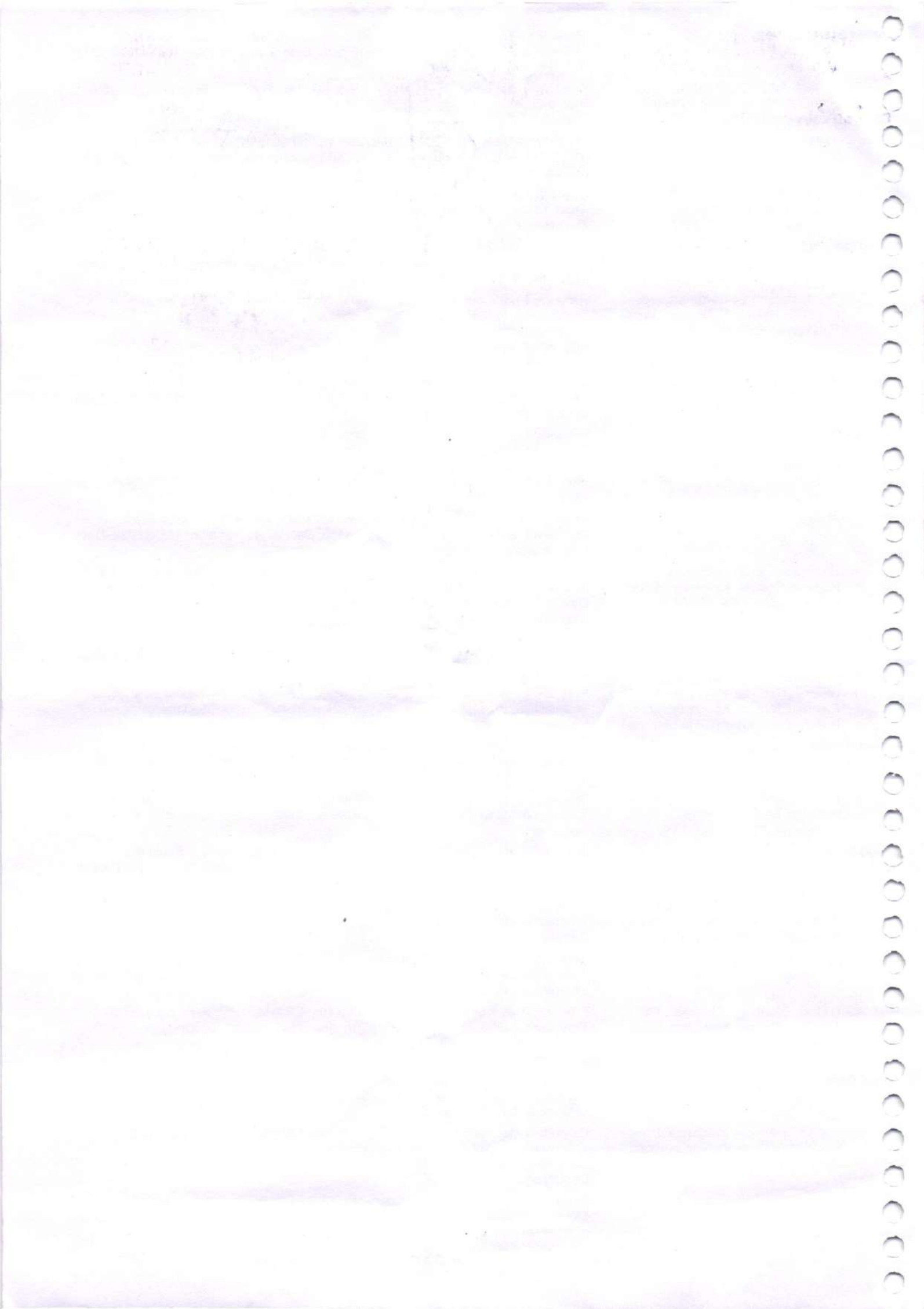


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30	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 157 Area of Land : 2.625 decimal
<b>Deed Details :</b>		Deed No: I-152310287/2021, Query No: 15232001634363/2021, Serial No: 1523010292/2021, Page: 428327 - 428351, Date of Registration: 06/09/2021, Date of Completion: 10/09/2021,	
31	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 157 Area of Land : 2.625 decimal
<b>Deed Details :</b>		Deed No: I-152310286/2021, Query No: 15232001644612/2021, Serial No: 1523010293/2021, Page: 428302 - 428326, Date of Registration: 06/09/2021, Date of Completion: 10/09/2021,	
32	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 157 Area of Land : 2.625 decimal
<b>Deed Details :</b>		Deed No: I-152310289/2021, Query No: 15232001644641/2021, Serial No: 1523010290/2021, Page: 428377 - 428401, Date of Registration: 06/09/2021, Date of Completion: 10/09/2021,	
33	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 157 Area of Land : 2.625 decimal
<b>Deed Details :</b>		Deed No: I-152310288/2021, Query No: 15232001644669/2021, Serial No: 1523010291/2021, Page: 428352 - 428376, Date of Registration: 06/09/2021, Date of Completion: 10/09/2021,	
34	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3141 Area of Land : 1.65 decimal
<b>Deed Details :</b>		Deed No: I-152313863/2021, Query No: 15232002064297/2021, Serial No: 1523013905/2021, Page: 649980 - 650009, Date of Registration: 23/10/2021, Date of Completion: 30/11/2021,	
35	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3142 Area of Land : 1.65 decimal
<b>Deed Details :</b>		Deed No: I-152313863/2021, Query No: 15232002064297/2021, Serial No: 1523013905/2021, Page: 649980 - 650009, Date of Registration: 23/10/2021, Date of Completion: 30/11/2021,	
36	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1342 Area of Land : 1.65 decimal (1 Katha)
<b>Deed Details :</b>		Deed No: I-152313865/2021, Query No: 15232002064811/2021, Serial No: 1523013904/2021, Page: 650057 - 650087, Date of Registration: 23/10/2021, Date of Completion: 30/11/2021,	
37	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No : LR-864 Khatian: 103 Area of Land : 7 decimal
<b>Deed Details :</b>		Deed No: I-152315630/2021, Query No: 15232002326572/2021, Serial No: 1523016522/2021, Page: 634052 - 634072, Date of Registration: 12/11/2021, Date of Completion: 25/11/2021,	
38	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 103 Area of Land : 7 decimal
<b>Deed Details :</b>		Deed No: I-152303482/2022, Query No: 15232002479869/2021, Serial No: 1523003255/2022, Page: 155138 - 155168, Date of Registration: 22/02/2022, Date of Completion: 28/02/2022,	
39	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties	Plot No : LR-864 Khatian: 426 Area of Land : 6.25 decimal
<b>Deed Details :</b>		Deed No: I-152304262/2021, Query No: 15233000603190/2021, Serial No: 1523004295/2021, Page: 176838 - 176858, Date of Registration: 19/03/2021, Date of Completion: 25/03/2021,	
40	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1270 Area of Land : 10.5 decimal





<b>Deed Details :</b>		Deed No: I-152311553/2022, Query No: 15232002051540/2022, Serial No: 1523011377/2022, Page: 467929 - 467966, Date of Registration: 15/07/2022, Date of Completion: 18/07/2022,	
41	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1270 Area of Land : 10.5 decimal
<b>Deed Details :</b>		Deed No: I-152312133/2022, Query No: 15232002152531/2022, Serial No: 1523011579/2022, Page: 490835 - 490865, Date of Registration: 26/07/2022, Date of Completion: 27/07/2022,	
42	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1270 Area of Land : 17.5 decimal
<b>Deed Details :</b>		Deed No: I-152311703/2022, Query No: 15232002178935/2022, Serial No: 1523011588/2022, Page: 474313 - 474343, Date of Registration: 19/07/2022, Date of Completion: 20/07/2022,	
43	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-864 Khatian: 1141 Area of Land : 5 decimal
<b>Deed Details :</b>		Deed No: I-152313147/2022, Query No: 15238002357379/2022, Serial No: 1523013022/2022, Page: 524125 - 524153, Date of Registration: 16/08/2022, Date of Completion: 17/08/2022,	
44	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-864 Khatian: 2955 Area of Land : 3 decimal
<b>Deed Details :</b>		Deed No: I-152313147/2022, Query No: 15238002357379/2022, Serial No: 1523013022/2022, Page: 524125 - 524153, Date of Registration: 16/08/2022, Date of Completion: 17/08/2022,	
45	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-864 Khatian: 1355 Area of Land : 3.3 decimal (2 Katha)
<b>Deed Details :</b>		Deed No: I-152316560/2023, Query No: 15232002700707/2023, Serial No: 1523016536/2023, Page: 561752 - 561791, Date of Registration: 03/11/2023, Date of Completion: 17/11/2023,	
46	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3141 Area of Land : 1.65 decimal
<b>Deed Details :</b>		Deed No: I-152300283/2024, Query No: 15232002813107/2023, Serial No: 1523017375/2023, Page: 24063 - 24082, Date of Registration: 04/01/2024, Date of Completion: 16/01/2024,	
47	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 3142 Area of Land : 1.65 decimal
<b>Deed Details :</b>		Deed No: I-152300283/2024, Query No: 15232002813107/2023, Serial No: 1523017375/2023, Page: 24063 - 24082, Date of Registration: 04/01/2024, Date of Completion: 16/01/2024,	
48	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-864 Khatian: 1342 Area of Land : 1.65 decimal (1 Katha)
<b>Deed Details :</b>		Deed No: I-152300286/2024, Query No: 15232002813114/2023, Serial No: 1523017376/2023, Page: 24228 - 24249, Date of Registration: 04/01/2024, Date of Completion: 16/01/2024,	
49	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No : LR-864 Khatian: 1141 Area of Land : 5 decimal
<b>Deed Details :</b>		Deed No: I-152309525/2023, Query No: 15233001150589/2023, Serial No: 1523007557/2023, Page: 316152 - 316165, Date of Registration: 26/06/2023, Date of Completion: 03/07/2023,	
50	District: North 24-Parganas, PS; Rajarhat, Mouza: Kalikapur, Gram Panchayat: PATHARGHATA,	Property Type: Land Transaction: [0903] Declaration, Cancellation of Agreement / Declaration	Plot No : LR-864 Khatian: 2955 Area of Land : 3 decimal
<b>Deed Details :</b>		Deed No: I-152309525/2023, Query No: 15233001150589/2023, Serial No: 1523007557/2023, Page: 316152 - 316165, Date of Registration: 26/06/2023, Date of Completion: 03/07/2023,	



51 District: North 24-Parganas, PS:  
Rajarhat, Mouza: Kalikapur, Gram  
Panchayat: PATHARGHATA,

Property Type: Land  
Transaction: [0138] Sale,  
Development Power of Attorney  
after Registered Development  
Agreement

Plot No : LR-864  
Khatian: 1355

Area of Land : 3.3  
decimal (2 Katha)

**Deed Details :**

Deed No: I-152316571/2023, Query No: 15238002742922/2023, Serial No:  
1523016547/2023, Page: 562075 - 562091, Date of Registration: 03/11/2023, Date  
of Completion: 17/11/2023,

( Mr Sanjoy Basak )

A.D.S.R. RAJARHAT

OFFICE OF THE A.D.S.R. RAJARHAT

R

Government of West Bengal  
Office of the NORTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-06-2024

Serial No of Application	1501039841/2024	Search No	1501039842/2024
Search for the Years	From 1994 To 1995	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864		
From whom Received	Sk Abdul Hannan		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 1/-	

Search Result: **No Record Found**

( Mr Rajendra Prasad Upadhyay )  
D.S.R. - I NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



DR/DSR/ADSR..... B/NAGAR.....  
Please allow the applicant to search  
the documents for the year..... 1994.....  
..... 1995.....

For A. D. S. R. (Records)  
North 24-Parganas

1/10/20

100

100

Government of West Bengal  
Office of the NORTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-06-2024

Serial No of Application	1501039842/2024	Search No	1501039843/2024
Search for the Years	From 1994 To 1995	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00864		
From whom Received	Sk Abdul Hannan		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 1/-	

Search Result: No Record Found

( Mr Rajendra Prasad Upadhyay )  
D.S.R. - I NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



DR/DSR/ADSR..... B/Nagar.  
Please allow the applicant to search  
the documents for the year.....1994.  
.....1995.....  
K  
For A.D.S.R.(Records)  
North 24-Parganas

Faint, illegible text at the top of the page, possibly bleed-through from the reverse side.

Second line of faint, illegible text.

Handwritten notes in the middle section, including a checkmark and some illegible characters.

A large, faint circular stamp or diagram in the lower-left quadrant, with illegible text inside.

Handwritten notes below the stamp, including the fraction  $\frac{1}{2}$  and other illegible characters.

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Government of West Bengal  
Office of the NORTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 24-06-2024

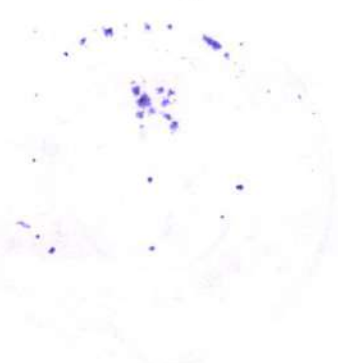
Serial No of Application	1501039844/2024	Search No	1501039845/2024
Search for the Years	From 1994 To 2024	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: RS- 00864		
From whom Received	Sk Abdul Hannan		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

( Mr Rajendra Prasad Upadhyay )  
D.S.R. - I NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



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Government of West Bengal  
Office of the NORTH 24-PARGANAS (D.S.R. - I)  
Receipt for fees deposited for Search  
Form - 1556

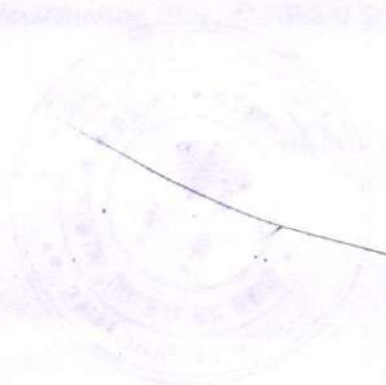
Date of Application: 24-06-2024

Serial No of Application	1501039846/2024	Search No	1501039847/2024
Search for the Years	From 1994 To 2024	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00864		
From whom Received	Sk Abdul Hannan		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

( Mr Rajendra Prasad Upadhyay )  
D.S.R. - I NORTH 24-PARGANAS  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS





10/





ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু আন ও পুনর্বাসন দপ্তরের তথ্য  
Land and Land Reforms and Refugee Relief and Rehabilitation Department info.

জেলাঃ [15]উত্তর ২৪ পরগণা

ব্লকঃ [07]রাজারহাট

মোজাঃ [040]কালিকাপুর

Annexure- '৫১'

(Live Data As On 26/06/2024,12:55:14)

জে.এল নং 40 থানা রাজারহাট

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
864	বাগান	1.05	

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
127	কান্ত মন্ডল	বলাই মণ্ডল	0.0021	0.0100	Nil
1105	বিকাশ সরদার	অজিত	0.0032	0.0000	Nil
1141	অন্নপূর্ণা সরদার	কান্তরাম সরদার	0.0672	0.0600	Nil
1270	শাস্বত ডেভেলপার	প্রাঃ লিঃ	0.6514	0.7200	Nil
1342	রমেশ বন্দ্যোপাধ্যায়	সুকুমার	0.0157	0.0200	Nil
1355	সুব্রত মুখার্জী .	সুধীর	0.0314	0.0300	Nil
1961	প্রতীম সাহা	পরিমল সাহা	0.0053	0.0000	Nil
2914	শ্রীমতী বিনু মাজী	তাপস কুমার মাজী	0.0451	0.0500	Nil
2955	তাপস সরদার	কান্তরাম সরদার	0.0443	0.0500	Nil
3013	শীলা ঘোষ	দেবশীষ ঘোষ	0.0471	0.0500	Nil
3141	জ্যোতিময় সাহা	বল্লভ চন্দ্র সাহা (মৃত)	0.0157	0.0200	Nil
3142	মালা সাহা	জ্যোতিময় সাহা	0.0158	0.0100	Nil
3746	সাস্বত ডেভেলপার প্রা লি	ডায়রেক্টর	0.0557	0.0500	Nil

Disclaimer: This Record is only for information purpose. Do not treat it as official documents. It is not an official app. The source of these data is the official portal of Land and Land Reforms and Refugee Relief and Rehabilitation Department (<https://banglarbhumi.gov.in>), which are available in public domain

Appendix - 1



## CERSAI

Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

### Asset Based Search Report

#### CERSAI Details

PAN	AAECC5770G
CERSAI GSTIN	07AAECC5770G1ZN
HSN Code/SAC	998439
Quantity Units/Unique Quantity Code	N.A.

#### User Details

Report Download Date	16-09-2024 13:09:34.389
Transaction ID / QRF NO	200320731675
Generated by	Public User

#### Transaction Details

Type of Transaction	Asset Based Search
Created By	Public User
Creation Date	16-09-2024
Approval/Modification Date	16-09-2024
Search Reference Number	6915962164370

#### Search Criteria Entered

Asset Category	Immovable
Type Of Asset	Residential
Description Of Asset	
Survey Number / Municipal Number	
Plot Number	DAG NO 864
House / Flat Number / Unit No	
Floor No	
Building / Tower Name / Number	
Name of the Project / Scheme / Society / Zone	
Street Name / Number	
Pocket	
Locality / Sector	
City / Town / Village	KALIKAPUR
District	NORTH 24 PARGANAS
State / UT	West Bengal
Pin Code / Post Code	700135



**CERSAI**  
Central Registry of Securitisation Asset  
Reconstruction and Security Interest of India

**Search Output Details**

No Match Found

**RMS Details**

Transaction Fees	₹10.00
Total Transaction Amount	₹10.00
GST Amount	₹1.80

--- End Of Report ---



# Ministry Of Corporate Affairs

Date : 18-09-2024 4:58:58 pm

## Company Information

<b>CIN</b>	U70101WB2007PTC112421
<b>Company Name</b>	SASWAT DEVELOPER PRIVATE LIMITED
<b>ROC Name</b>	ROC Kolkata
<b>Registration Number</b>	112421
<b>Date of Incorporation</b>	04/01/2007
<b>Email Id</b>	cal@arclimited.com
<b>Registered Address</b>	OM TOWERS, ROOM NO - 901 9TH FLOOR, 32, J. L. NEHRU ROAD, KOLKATA, West Bengal, India, 700071
<b>Address at which the books of account are to be maintained</b>	-
<b>Listed in Stock Exchange(s) (Y/N)</b>	No
<b>Category of Company</b>	Company limited by shares
<b>Subcategory of the Company</b>	Non-government company
<b>Class of Company</b>	Private
<b>ACTIVE compliance</b>	ACTIVE Compliant

<b>Authorised Capital (Rs)</b>	1,00,00,000
<b>Paid up Capital (Rs)</b>	44,60,000
<b>Date of last AGM</b>	30/09/2023
<b>Date of Balance Sheet</b>	31/03/2023
<b>Company Status</b>	Active

### **Jurisdiction**

<b>ROC (name and office)</b>	ROC Kolkata
<b>RD (name and Region)</b>	RD, Eastern Region

### **Index of Charges**

No Records Found

### **Director/Signatory Details**

<b>Sr. No</b>	<b>DIN/PAN</b>	<b>Name</b>	<b>Designation</b>	<b>Date of Appointment</b>	<b>Cessation Date</b>	<b>Signatory</b>
1	00382142	BANWARILAL SHARMA	Director	04/01/2007	-	Yes
2	00382187	SHANKAR SHARMA	Director	15/02/2007	-	Yes
3	00382216	TRILOCHAN SHARMA	Director	04/01/2007	-	Yes
4	02530162	GIRISH SHARMA	Director	14/02/2023	-	Yes