

SRI SAMIR DEY, ADVOCATE  
B.COM , LLB

CHAMBER CUM RESIDENCE  
28B, Raipur Mondal Para Road ,  
Keyabagan , Kolkata – 700 047.  
Mob. No. 9831970174 .

Ref. No.

Date : 26.08.2015

Messrs. Navin Space Housing Limited  
(previously known as M/S Asiatic Wires Limited )  
12, Government Place East ,  
Kolkata- 700 069

Ref : Opinion on investigation of title and Search  
Report in respect of property :-

ALL THAT piece and parcel of land measuring about 289.6 Decimal more or less, together with structures standing thereon, lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, Touzi No. 246, (1) under R.S.Khatian No. 152 , 164, Dag No. 21, 50 , land measuring about 29 satak, (2) under R.S.Khatian No. 156 , DAg No. 59 , land measuring about 8 satak, (3) under R.S.Khatian No. 667, 657, 664, 670, 766, Dag No. 23, 62, land measuring about 96 satak, (4) under R.S.Khatian No. 741, Dag No. 24, land measuring about 16 satak, (5) under R.S.Khatian No. 75 , 713, 698 , Dag No. 27, 26 , land measuring about 16 satak. (6)under R.S.Khatian No. 689, Dag No. 61, land measuring about 22 satak, (7)under R.S.Khatian No. 698, 713, Dag No. 54 , land measuring about 30 satak. (8) under R.S.Khatian No. 156, Dag No. 53, land measuring about 57 satak, (9)under R.S.Khatian No. 156, Dag No. 59, land measuring about 5 satak equivalent to 3 cottah, (10)under R.S.Khatian No. 704, Dag No. 55, land measuring about 1 satak equivalent to 8 chittacks, (11) land together measuring about 9.6 satak equivalent to 5.8 cottahs comprising of (a) under R.S.Khatian No. 354, Dag No. 25, land measuring 3 decimals equivalent to 1 cottah 13 chittacks, (b) under R.S.Khatian No. 156, Dag No. 52, land measuring 3.3 decimals equivalent to 2 cottahs, (c) under R.S.Khatian No. 156, Dag No. 52, land measuring 3.3 decimals equivalent to 2 cottahs, total 289.6 Decimals, which is within the limits of Madhyam Gram Municipality, Ward No. 11, Being Holding No. 176, Badu Road.

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1. Deed of Sale Being No. 8130 for the year 1964, Dt- 7<sup>th</sup> October, 1964,
2. Deed of Sale Being No. 1206 for the year 1965, Dt- 1<sup>st</sup> February, 1965,
3. Deed of Sale Being No. 5154 for the year 1964, Dt- 19<sup>th</sup> June, 1964, and Deed of Release Being No. 7410 for the year 1964, Dt. 31<sup>st</sup> August, 1964
4. Deed of Sale Being No. 12408 for the year 1968, Dt- 29<sup>th</sup> October, 1968,
5. Deed of Sale Being No. 5406 for the year 1967, Dt- 27<sup>th</sup> March, 1967,
6. Deed of Sale Being No.5150 for the year 1964, Dt- 19<sup>th</sup> June, 1964, and Deed of Release Being No. 7408 for the year 1964, dt- 31<sup>st</sup> August, 1964
7. Deed of Sale Being No.5151 for the year 1964, Dt- 19<sup>th</sup> June, 1964, and Deed of Release Being No. 7409 for the year 1964, dt- 31<sup>st</sup> August, 1964
8. Deed of Sale Being No.5149 for the year 1964, Dt- 19<sup>th</sup> June, 1964, and Deed of Release Being No. 7407 for the year 1964, dt- 31<sup>st</sup> August, 1964
9. Deed of Sale Being No.5152 for the year 1964, Dt- 19<sup>th</sup> June, 1964 and Deed of Release Being No. 7405 for the year 1964, dt- 31<sup>st</sup> August, 1964
10. Deed of Sale Being No. 5153 for the year 1964, Dt- 19<sup>th</sup> June, 1964 and Deed of Release Being No. 7406 for the year 1964, dt- 31<sup>st</sup> August, 1964
11. (a) Deed of Sale Being No. 2310 for the year 1987, Dt- 25.3. 1987 (b) Deed of Sale Being No. 3193 for the year 1988, Dt- 21.4.1988, Deed of Sale Being No. 3192 for the year, 1988, Dt- 21.04.1988 and (d) Deed of Transfer Release Relinquishment and Disclaimer Being No. 15785 for the year 2012 , Dt- 17.12.2012 .

Dear Sir,

SRI SAMIR DEY, ADVOCATE  
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As request I conducted the legal investigation of the title and made a search of records in the Registration office (Sub-Registrar Barasat, District Registrar North 24-Parganas and Registrar of Assurances, Kolkata) and other offices as required in the matter.

I have caused search in the office of the Learned Civil Judge (Junior Division at Barasat and Learned Civil Judge (Senior Division), and certify that no litigation was filed or is pending pertaining to the above property.

I hereby certified that NAVIN SPACE HOUSING LIMITED ( previously known as M/S ASIATIC WIRES LIMITED ) having its registered office at 12, Government Place East , Kolkata- 700 069 hereinafter referred to and called as the CONCERN and the Concern has a clear, valid and marketable title over the aforesaid property and the Concern is competent to create the mortgage .

WHEREAS M/S ASIATIC WIRES LIMITED now known as NAVIN SPACE HOUSING LIMITED as the OWNER of all that piece and parcel of land measuring about 289.6 Decimals, which is within the limits of Madhyam Gram Municipality, Ward No. 11, Being Holding No. 176, Badu Road. by way of Deeds of Conveyance . which are as follows:

1. M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta has purchased all that piece and parcel of land measuring about 29 satak, lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat, P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur, J.L.No. 52, R.S.No. 56, Touzi No. 246, under R.S.Khatian No. 152, Dag No. 21, land measuring about 12 satak and under R.S.Khatian No 164, Dag No. 50, land measuring about 17 satak, total 29 satak from the rightful Owner JANAB GOLAM KADER and 4 others , No. 1 to 4 reside at Humaipur, P.S.- Barasat , and No. 5 reside at Bodai, P.S.- Khardah, District 24 Parganas, which was registered at the office of Sub-Registrar Barasat, recorded in Book No. 1, Volume No. 97, pages 6 to 10, Being No, 8130 for the year 1964.
2. M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta has purchased all that piece and parcel of land measuring about 8 decimal , lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur, J.L.No. 52, R.S.No. 56, Touzi No. 146, under R.S.Khatian No. 156 , Dag No. 59, land measuring about 8 satak from the rightful Owner SRI PROBODH CHANDRA KARMAKAR and SRI AJIT KUMAR KARMAKAR both sons of Late Sarat Chandra Karmakar, residing at Village – Patuli, P.S.- Barasat , District 24 Parganas, which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 20, pages 132 to 137, Being No, 1206 for the year 1965.

Ref. No.

Date : 26.08.2015

- 3(a) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at 87, Southern Avenue , Calcutta- 700 029 had purchased all that piece and parcel of land measuring about 96 satak , lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, under Khatian No. 667, Dag No. 23, land measuring about 11 satak , under Khatian No. 667, Dag No. 62 , land measuring about 26 satak , under Khatian No. 657, Dag No. 23, land measuring about 10 satak, under Khatian No. 657, Dag No. 62, land measuring about 26 satak , under Khatian No. 664, Dag No. 23, land measuring about 3 satak, under Khatian No. 664, Dag No. 62, land measuring about 6 satak , under Khatian No. 670, Dag No. 23, land measuring about 2 satak , under Khatian No. 670, Dag No. 62, land measuring about 4 satak , under Khatian No. 766, Dag No. 23, land measuring about 2 satak, under Khatian No. 766, Dag No. 62, land measuring about 6 satak , total 96 satak from the rightful Owners SHEIKH GOLAM HOSSAIN and 4 others , all residing at Humaipur, P.S.- Barasat , District 24 Parganas , which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 61, pages 140 to 148, Being No. 5154 for the year 1964.
- 3(b) RAJ KUMAR BHARTIA on- 31.8.1964 made a Deed of Release in favour of M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta transferred the entire property mentioned above in paragraph 3(a), which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 87 , pages 88 to 93, Being No. 7410 for the year 1964.
4. M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street, Calcutta has purchased all that piece and parcel of land measuring about 16 satak, lying and situated at District North 24 Parganas, A.D.S.R.O. Barasat, P.S.- Barasat, Pargana- Anwarpur, Mouza- Humaipur, J.L.No. 52, R.S.No. 56, C.S. Khatian No. 21, R.S.Khatian No. 741, Dag No. 24, land measuring about 16 satak from the rightful Owner ABDUL RAHIM son of Late Arijulla Mondal, residing at Humaipur, P.S.- Barasat, District 24 Parganas, which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Being No. 12408 for the year 1968 .
5. M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta has purchased all that piece and parcel of land measuring about 16 satak, lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat, P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, Touzi No. 146, under R.S.Khatian No. 75 , Dag No. 27, land measuring about 11 satak and under Khatian No 713, Dag No. 26 , land measuring about 2 satak, and under Khatian No. 698, Dag No. 26, land measuring about 3 satak, total 16 satak from

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the rightful Owner NURUDDIN HOSSAIN son of Late Mohammad Ekramal Hossain , residing at Humaipur, P.S.- Barasat, District 24 Parganas, which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 58, pages 289 to 293, Being No, 5406 for the year 1967.

- 6.(a) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia, residing at 87, Southern Avenue , Calcutta- 700 029 had purchased all that piece and parcel of land measuring about 22 satak, lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, under Khatian No. 689 , Dag No. 61, land measuring about 22 satak , from the rightful Owner SHEKH SAMSER MONDAL son of Late Nyamat Mondal , residing at Humaipur, P.S.- Barasat , District 24 Parganas and JAMAT ALI MONDAL son of Late Ellen Buksh Mondal, residing at Murali, P. S. Barasat, District – 24 Parganas, which was registered at the office of Sub-Registrar Barasat, recorded in Book No. 1, Volume No. 64, pages 19 to 24, Being No. 5150 for the year 1964.
- 6(b) RAJ KUMAR BHARTIA on- 31.8.1964 made a Deed of Release in favour of M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta transferred the entire property mentioned above in paragraph 6(a), which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 87, pages 83 to 87, Being No. 7408 for the year 1964.
- 7(a) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at 87, Southern Avenue , Calcutta- 700 029 had purchased all that piece and parcel of land measuring about 30 satak , lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, under Khatian No. 698, Dag No. 54, land measuring about 15 satak , under Khatian No. 713, Dag No. 54 , land measuring about 15 satak, total 30 satak from the rightful Owner SMT. RADHA RANI KARMAKAR wife of Sri Bhupati Bhusan Karmakar, residing at Humaipur , P.S.- Barasat, District 24 Parganas , which was registered at the office of Sub-Registrar Barasat, recorded in Book No. 1, Volume No. 64, pages 25 to 31, Being No. 5151 for the year 1964.
- 7(b) RAJ KUMAR BHARTIA on 31.8.1964 made a Deed of Release in favour of M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street, Calcutta transferred the entire property mentioned above in paragraph 7(a), which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 86 , pages 109 to 113, Being No. 7409 for the year 1964.
- 8(a) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at 87, Southern Avenue, Calcutta- 700 029 had purchased all that piece and parcel of land

Ref. No.

Date : 26.08.2015

- measuring about 57 satak , lying and situated at District North 24 Parganas, A.D.S.R.O. Barasat , P.S.- Barasat, Pargana- Anwarpur, Mouza- Humaipur, J.L.No. 52, R.S.No. 56, under Khatian No. 156 , Dag No. 53, land measuring about 57 satak , from the rightful Owner AMIR HUSSAIN MONDAL son of Late Tincowri Mondal , residing at Village - Humaipur , P.S.- Barasat , District 24 Parganas , which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 68, pages 3 to 8, Being No. 5149 for the year 1964.
- 8(b) RAJ KUMAR BHARTIA on- 31.8.1964 made a Deed of Release in favour of M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta transferred the entire property mentioned above in paragraph 8(a), which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 87 , pages 78 to 82, Being No. 7407 for the year 1964.
- 9(a) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia, residing at 87, Southern Avenue , Calcutta- 700 029 had purchased all that piece and parcel of land measuring about 3 cottachs equivalent to 5 satak , lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat, Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, under Khatian No. 156 , Dag No. 59, land measuring about 3 cottachs from the rightful Owner PROBODH CHANDRA KARMAKAR and AJIT KUMAR KARMAKAR, both sons of Late Sarat Chandra Karmakar, residing at Village - Patuli P.S.- Barasat , District 24 Parganas , which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 61, pages 128 to 134, Being No. 5152 for the year 1964 .
- 9(b) RAJ KUMAR BHARTIA on- 31.8.1964 made a Deed of Release in favour of M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta transferred the entire property mentioned above in paragraph 9(a), which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 64, pages 225 to 230 , Being No. 7405 for the year 1964.
- 10(a) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at 87, Southern Avenue, Calcutta- 700 029 had purchased all that piece and parcel of land measuring about 8 chittacks, lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat, Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, under Khatian No. 704, Dag No. 55, land measuring about 8 chittacks from the rightful Owner BHUPATI BHUSAN KARMAKAR son of Sri Hari Mohan Karmakar, residing at Village – Humaipur, P.S.- Barasat , District 24 Parganas, which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 61, pages 135 to 139 , Being No. 5153 for the year 1964.

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- 10(b) RAJ KUMAR BHARTIA on 31.8.1964 made a Deed of Release in favour of M/S ASIATIC WIRES LIMITED having its office at 23/24, Radha Bazar Street , Calcutta transferred the entire property mentioned above in paragraph no. 10 (a), which was registered at the office of Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 64 , pages 231 to 236 , Being No. 7406 for the year 1964.
- 11(a) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at Humaipur , P.S.- Barasat , District North 24 Parganas had purchased all that piece and parcel of land measuring about 1 cottah 13 chittacks equivalent to 3 decimals land with structure , lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur, J.L.No. 52, R.S.No. 56, under Khatian No. 354 , Dag No. 25, land measuring about 1 cottah 13 chittacks equivalent to 3 satak from the rightful Owner MD. ABDUL AZZIZ and MD. ABDUL REZZAK both son of Late Hazi Md. Hamidul Haque , residing at Village – Humaipur, P.S.- Barasat, District 24 Parganas , which was registered at the office of Addl. District Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 29, pages 494 to 502 , Being No. 2310 for the year 1987.
- 11(b) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at 12, Government Place East , Kolkata- 700 069 had purchased all that piece and parcel of land measuring about 2 cottah , lying and situated at District North 24 Parganas, A.D.S.R.O. Barasat, P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, under Khatian No. 156, Dag No. 52, from the rightful Owner BASUDEB KANRAR son of Sri Gourhari Kanrar residing at 7A, Anand Chatterjee Lane, Calcutta- 3, which was registered at the office of Addl. District Sub- Registrar Barasat, recorded in Book No. I, Volume No. 46, pages 347 to 353, Being No. 3193 for the year 1988.
- 11(c) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at 12, Government Place East , Kolkata- 700 069 had purchased all that piece and parcel of land measuring about 2 cottah , lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur, J.L.No. 52, R.S.No. 56, under Khatian No. 156 , Dag No. 52, from the rightful Owner SRI ASHOKE KUMAR DHAL son of Late Rajendra Nath Dhal and SMT. ALORANI SAHA wife of Late Netai Lal Saha, both residing at Airport , 2 No. Gate, P.S.- Airport , Kolkata – 81 , which was registered at the office of Addl. District Sub- Registrar Barasat, recorded in Book No. 1, Volume No. 46, pages 340 to 346 , Being No. 3192 for the year 1988.
- 11(d) RAJ KUMAR BHARTIA son of Nanda Lal Bhartia , residing at 87, Southern Avenue , Kolkata by registered deed of Transfer Release , Relinquishment and Disclaimer transferred (a) all that piece and parcel of land measuring about 2 cottahs (equivalent to 3.3 decimals), lying and situated at District North 24

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Parganas, A.D.S.R.O. Barasat, P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, old Khatian No. 156 , L.R. Khatian No. 273 & 3102 , Dag No. 52, L.R.Dag No. 54, (b) all that piece and parcel of land measuring about 2 cottahs (equivalent to 3.3 decimals), lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, old Khatian No. 156 , L.R. Khatian No. 3102 , Dag No. 52, L.R.Dag No. 54, ( c) all that piece and parcel of land measuring about 1 cottah 13 chittacks (equivalent to 3 decimals), lying and situated at District North 24 Parganas , A.D.S.R.O. Barasat , P.S.- Barasat , Pargana- Anwarpur, Mouza- Humaipur , J.L.No. 52, R.S.No. 56, old Khatian No. 156 , L.R. Khatian No. 3102 , R.S. Dag No. 25, L.R.Dag No. 27 , total 5 cottahs 13 chittacks equivalent to 9.6 satak land being part of Holding No. 176/D, 176/E, 176/F, Badu Road, Kolkata- 700 123 , within the limits of Madhyamgram Municipality , Ward No. 11. in favour of NAVIN SPACE HOUSING LIMITED ( previously known as ASIATIC WIRES LIMITED ) having its registered office at 12, Government Place East , Kolkata- 700 069 which was registered at the office of Addl. Registrar of Assurances –II, Kolkata , recorded in Book No.1, C.D.Volume No. 63, pages 3054 to 3069, Being No. 15785 for the year 2012.

NAVIN SPACE HOUSING LIMITED ( previously known as ASIATIC WIRES LIMITED ) having its registered office at 12, Government Place East , Kolkata- 700 069 by virtue of the aforesaid deeds became the rightful owner of all that pieces and parcels of land together measuring about 289.6 Decimals, which is within the limits of Madhyam Gram Municipality, Ward No. 11, the said concern has recorded its name with Madhyam Gram Municipality on payment of taxes and the said property has been duly assessed and numbered as Holding No. 176, Badu Road .

NAVIN SPACE HOUSING LIMITED also recorded its name with the concerned B.L& L.R.O. and L.R. Parcha has been published in the name of the said concern.

I have searched the relevant records in regard to the above immovable property in the office of D.R. Barasat, A.D.S.R. Barasat and R.A. Kolkata for the period of 13 years. I have also obtained Information Slip from Court of Learned Civil Judge (Jr. Division) at Barasat and Learned 1<sup>st</sup> Civil Judge (Sr. Division) at Barasat. On the basis of such search I confirm that the said owner being NAVIN SPACE HOUSING LIMITED (previously known as ASIATIC WIRES LIMITED) has a good clear and marketable title to the property mentioned above in the schedule above . I also confirm that the documents delivered to me for inspection are the xerox copies of the genuine documents. Twenty search receipts regarding searches conducted at the Registration Offices and Four information slips obtained from the Courts are enclosed.



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In my Opinion :-

- a) The said OWNER has good, clear and marketable title to the aforesaid property.
- b) The aforesaid immovable property is free from all encumbrances, mortgages, charges, liens, attachments, claims as per search report from 2002 to 2015 at the concerned Registry Offices and relevant Court as mentioned above.
- c) Equitable mortgage can be created in respect of the property mentioned in the schedule above on deposit of the above mentioned Deeds by the Owner along with relevant papers of mutation, tax receipts etc . in its name .

The searches conducted by me for the period of 2002 to 2015 do not disclose any encumbrances.

Yours faithfully,

*Samir Dey*

(SAMIR DEY )

Advocate

Alipore Judges' Court  
29, New Shed Seresta,  
Kolkata- 700 027.

Enclo :- Search Receipts –

1. 20 (twenty) search receipts regarding searches conducted at the Registration Offices
2. 2 (two) Information slips issued by the Court of Ld. 1<sup>st</sup> Civil Judge( Sr. Division) at Barasat, dated- 5.8. 2015 being Serial Nos. 1 / 2 & Sl. No. 6374 & 6373 regarding Title Suit & Money Suit respectively .
3. 2 (two) Information slips issued by the Court of Ld. \_\_\_\_\_ Civil Judge( Jr. Division) at Barasat, dated- \_\_\_\_\_ being Serial Nos. \_\_\_\_\_ regarding Title Suit & Money Suit respectively .