



VICTOR MOSES & CO.

Partners :
A. K. Ghosh
D. N. Mitra
Amit Basu
Ms. D. Ghosh
Ms. S. Bagchi
S. Roy

SOLICITORS, ADVOCATES, NOTARY
AND
TRADEMARK ATTORNEYS

6
Temple Chambers
6, Old Post Office Street
Ground Floor
Kolkata - 700 001

REPORT ON TITLE

- 1) **OWNERS:** (1) **BENCHMARK DEVELOPERS**, a partnership firm, 705, 7th floor, Plot No.3, Block-BP, Sector V, Salt Lake City, Post Office-Sector V, Police Station-Bidhannagar Electronics Complex, District North 24 Parganas Kolkata-700 091 (formerly at BA-152, Salt Lake, Sector-1 Kolkata-700 064);
- (2) **MD MONIRUL MOLLAH**, FD-451-C/3, Salt Lake City, Post Office-Bidhannagar, Police Station-Bidhannagar (South), Kolkata-700 106;
- (3) **MD. JAFAR ALI MONDAL**, Malaypur (Muslimpara) Dumurgram, Post Office and Police Station-Murarai, Birbhum (Eastern Railway), Pin Code-731 219
- and also
42/23, Bediadanga 2nd Lane, Post Office and Police Station-Kasba, Kolkata-700 039.

2) DESCRIPTION OF PROPERTY:

ALL THAT the piece and parcel of land containing an area of **83.06 decimals** be the same a little more or less as per Deed and an area of **72.96 decimals** equivalent to **44 Cottahs 2 Chittacks 13.79 Sq.ft.** be the same a little more or less as per actual measurement situate lying at Mouza Mahisbathan, J.L. No.18, Touzi No.160-162, R.S. No.203 comprising in L.R. Dag Nos. 417, 424, 485 and 485/564 under L.R. Khatian Nos. 2097, 1960, 1989, 1990, 212/1, 1812, 2185, 2186, 2214, 2215, 2216, 2217 and 2005, Post Office-Krishnapur, Police Station-Bidhannagar Electronic Complex (formerly Bidhannagar East and Rajarhat), Ward No.28 within the limits of Bidhannagar Municipal Corporation, Kolkata-700 102, District of North 24-Parganas, butted and bounded in the manner following:-

ON THE NORTH : 20' 0" Wide Concrete Road (Charaktala Road) and L.R. Dag No 417(Part);

Telephones : +91 (033) 2248 1296 / 2248 4600 / 2210 2381 / Fax : +91 (033) 2248 2933

E-mail : vmoses@victormoses.in / vmoseskol@gmail.com

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E-mail : vmosesdelhi1@gmail.com



- ON THE SOUTH** : L.R. Dag no. 563 (Part), L.R. Dag no. 565 (Part), and 10.50 metre access road to plot and 46m Wide Metal Road (6 Lanes) Ring Road;
- ON THE EAST** : L.R. Dag no. 565 (Part), L.R. Dag No 413 and 46m Wide Metal Road (6 Lanes) Ring Road;
- ON THE WEST** : L.R. Dag no. 563 (Part) and L.R. Dag No.425.

3] COPIES OF DOCUMENTS PERUSED:

I. Dag No.417

a. Deed of Sale dated the 11th March, 2016 made between Smt. Pratibha Roy, Shyam Sundar Roy, Smt. Laxmi Rani Sarkar, Smt. Sankari Sadhukhan, Smt. Parbati Saha, Smt. Gouri Majumder, Smt. Bulu Roy, Smt. Priyanka Kul, Smt. Tumpa Nita Paul, Smt. Jhumpa Mondal and Smt. Soma Pramanick therein jointly referred to as Vendors of the One Part and Santosh Tower Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2016, Pages 19064 to 19127, Being No.150400523 for the year 2016.

b. Deed of Sale dated the 19th July, 2016 made between Jafar Ali Mondal therein referred to as Vendor of the One Part and Santosh Tower Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2016, Pages 45409 to 45432, Being No.150401264 for the year 2016.

II. Dag Nos.424 and 484/564

a. Deed of Sale dated the 14th March, 2016 made between Narayan Chandra Roy, Madhusudan Roy, Monoranjan Das, Sukumar Das, Bijoy Das, Uma Shankar Das alias Shankar Das, Swapan Das, Smt. Mira Das, Smt. Sabita Dey, Smt. Purnima Das, Smt. Gita Roy, Samir Roy, Sushanta Roy, Sumanta Roy, Smt. Sikha Ghosh, Smt. Sima Saha, Smt. Sibani Chowdhury, Smt. Shyamali Paul and Smt. Sukla Pyne therein jointly referred to as Vendors of the One Part and Amrita Chambers Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar,



Bidhannagar in Book No.1, Volume No.1504-2016, Pages 18290 to 18378, Being No.150400524 for the year 2016.

b. Deed of Sale dated the 14th March, 2016 made between Narayan Chandra Roy, Madhusudan Roy, Monoranjan Das, Sukumar Das, Bijoy Das, Uma Shankar Das alias Shankar Das, Swapan Das, Smt. Mira Das, Smt. Sabita Dey, Smt. Purnima Das, Smt. Gita Roy, Samir Roy, Sushanta Roy, Sumanta Roy, Smt. Sikha Ghosh, Smt. Sima Saha, Smt. Sibani Chowdhury, Smt. Shyamali Paul and Smt. Sukla Pyne therein jointly referred to as Vendors of the One Part and Madhuri Nirman Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2016, Pages 18379 to 18467, Being No.150400525 for the year 2016.

c. Deed of Sale dated the 14th March, 2016 made between Narayan Chandra Roy, Madhusudan Roy, Monoranjan Das, Sukumar Das, Bijoy Das, Uma Shankar Das alias Shankar Das, Swapan Das, Smt. Mira Das, Smt. Sabita Dey, Smt. Purnima Das, Smt. Gita Roy, Samir Roy, Sushanta Roy, Sumanta Roy, Smt. Sikha Ghosh, Smt. Sima Saha, Smt. Sibani Chowdhury, Smt. Shyamali Paul and Smt. Sukla Pyne therein jointly referred to as Vendors of the One Part and Amrita Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2016, Pages 18468 to 18566, Being No.150400526 for the year 2016.

III. Dag No.485

a. Bengali Kobala (Deed of Sale) dated the 5th Jaisth, 1399 corresponding to 19th May, 1992 made between Nirapada Mondal therein referred to as Vendor of the One Part and Badal Mondal therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.1, Volume No.119, Pages 181 to 186, Being No.5314 for the year 1992.

b. Bengali Kobala (Deed of Sale) dated the 5th Jaisth, 1399 corresponding to 19th May, 1992 made between Badal Mondal therein referred to as Vendor of the One Part and Manirul Mollah therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.1, Volume No.119, Pages 193 to 198, Being No.5316 for the year 1992.

c. Bengali Kobala (Deed of Sale) dated the 5th Jaisth 1399 corresponding to 19th May, 1992 made between Dulal Mondal therein



referred to as Vendor of the One Part and Jafar Ali Mondal therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.I, Volume No.119, Pages 205 to 219, Being No.5318 for the year 1992.

d. Deed of Sale dated the 2nd day of November, 2016 made between Kabirul Reja Chowdhury therein referred to as Vendor of the One Part and Amrita Realty Private Limited and Amrita Chambers Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2016, Pages 63721 to 63752, Being No.150401776 for the year 2016.

e. Deed of Sale dated the 16th day of January, 2019 made between Birendra Mondal, Smt. Karuna Mondal, Smt. Saraswati Mondal, Buddeshwar Mondal, Rasik Mondal, Sanjay Mondal, Nabakumar Mondal, Basudeb Mondal, Prasanta Mondal, Smt. Basumoti Mondal, Bikash Naskar, Bijon Naskar, Smt. Shyamali Purkait, Moni Mohan Mondal, Smt. Anita Mondal, Smt. Kanan Bala Mondal, Smt. Sunayani Das, Smt. Suravi Mondal, Smt. Sabita Mondal and Nirapada Mondal, therein jointly referred to as Vendors of the One Part and Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2019, Pages 3684 to 3792, Being No.150400093 for the year 2019.

f. Deed of Sale dated the 25th day of February, 2019 made between Smt. Sandhabala Mondal, Swapan Mondal and Sabita Mondal therein jointly referred to as Vendors of the One Part and Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2019, Pages 19590 to 19638, Being No.150400467 for the year 2019.

g. Deed of Sale dated the 10th day of April, 2019 made between Nepal Chandra Pandit, Smt. Asha Mondal, Smt. Puspa Mondal, Smt. Kalpana Mondal, Smt. Minoti Mondal, Samaresh Gain, Amaresh Gain, Kumeresh Gain, Paramesh Gain, Smt. Jagadiswari Pandit, Dipankar Pandit and Smt. Mita Karal therein jointly referred to as Vendors of the One Part and Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and



registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2019, Pages 32913 to 32999, Being No.150400809 for the year 2019.

h. Deed of Sale dated the 16th day of August, 2019 made between Brojen Mondal therein referred to as Vendor of the One Part and Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2019, Pages 84515 to 84565, Being No.150402043 for the year 2019.

i. Deed of Sale dated the 20th day of January, 2020 made between Jamuna Mondal therein referred to as Vendor of the One Part and Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2020, Pages 9987 to 10032, Being No.150400181 for the year 2020.

j. Deed of Sale dated the 4th day of March, 2020 made between Ratan Bain and Smt. Rama Baine therein jointly referred to as Vendors of the One Part and Greenery Square Private Limited, therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2020, Pages 33252 to 33295, Being No.150400683 for the year 2020.

k. Deed of Sale dated the 15th day of September, 2020 made between Rathin Bain therein referred to as Vendor of the One Part and Greenery Square Private Limited, therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2020, Pages 65058 to 65094, Being No.150401398 for the year 2020.

IV. Notarized Deed of Partnership dated the 1st day of April, 2017 made between Benchmark Developers Private Limited, Madhuri Nirman Private Limited, Amrita Realty Private Limited, Amrita Chambers Private Limited, Santosh Tower Private Limited, Greenery Square Private Limited, Greenery Structure Private Limited, Greenery Elevation Private Limited, Greenery Plaza Private Limited and Santosh Kumar Jaiswal.



4] SCOPE OF LIMITATION:

The scope of our report is limited by the following general parameters.

We have assumed that the copies of the documents provided to us:

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

To the extent possible, we have relied upon documents and records provided on behalf of the Owners above named and this Report is being prepared solely based on those. Valuation of the land is not part of our scope of work.

We have taken due care for preparation of this report, however, we shall not be responsible or in any way held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this report made relying upon any representation(s) made by the Owners or otherwise;

The decision of proceeding with or consummating any transaction on the basis of this report lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client or any other person should (or should not) consummate any transaction.

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



5] SEARCHES MADE:

a) Index-II at the offices of i] Additional Registrar of Assurances, Kolkata, ii] District Registrar, Barasat, iii] Additional District Sub-Registrar, Bidhannagar and iv] Additional District Sub-Registrar, Rajarhat in respect of the R.S. and L.R. Dag Nos.417, 424, 485 and 485/564 from 1990 to 18th June, 2020;

b) In the Courts of Learned 1st Civil Judge [Junior Division] at Barasat and Learned 1st Civil Judge [Senior Division] at Barasat in the names of (1) Monoranjan Das, (2) Smt. Gita Roy, (3) Smt. Pratibha Roy, (4) Narayan Chandra Roy and (5) Kabirul Reja Chowdhury, all from 2009 to 2016; (6) Smt. Sandha Bala Mondal, (7) Smt. Kiran Bala Pandit, (8) Brojen Mondal, (9) Nirapada Mondal, (10) Buddhiswar Mondal and (11) Jumana Mondal, all from 2009 to 2019; (12) Md. Manirul Mollah, (13) Birendra Mondal, (14) Md. Jafar Ali, (15) Amrita Realty Private Limited, (16) Amrita Chambers Private Limited, and (17) Madhuri Nirman Private Limited, all from 2009 to 22nd June, 2020; (18) Santosh Tower Private Limited from 2016 to 22nd June, 2020 and (19) Greenery Square Private Limited from 2019 to 22nd June, 2020.

c) At the office of the Block Land and Land Reforms Officer, Rajarhat;

d) At the office of the Land Acquisition Collector, North 24-Parganas, Barasat;

e) At the office of the WBHIDCO;

f) At the office of the Urban Land Ceiling Department, Barrackpore;

g) At the office of the Securitization Asset Reconstruction and Security Interest;

h) Registrar of Companies, West Bengal.

6] DEVOLUTION OF TITLE:**I. Dag No.417**

A. One Gobinda Chandra Biswas was seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 7½ decimals be the same a little more or less situate lying at Mouza Mahisbathan, J.L. No.18, Police Station-Electronics Complex (formerly Rajarhat), Touzi No.160-162, R.S. No.203, C.S. Dag No.439 corresponding to R.S. and L.R. Dag No.417 under R.S.



Khatian No.237 corresponding to L.R. Khatian No.258 in the District of North 24-Parganas (hereinafter referred to as the "**said land**").

B. By a Bengali Kobala dated the 5th June, 1959 made between the said Gobinda Chandra Biswas therein referred to as Vendor of the One Part and one Madhusudan Roy therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.I, Being No.4549 for the year 1959, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the **said land**.

C. The said Madhusudan Roy who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 12th December, 1984 leaving him surviving his widow Smt. Pratibha Roy, two sons namely Tarak Roy and Shyam Sundar Roy and five daughters namely Smt. Laxmi Rani Sarkar, Smt. Sankari Sadhukhan, Smt. Parbati Saha, Smt. Gouri Majumder and Smt. Annapurna Roy as his heirs, heiresses and legal representative who upon his death jointly inherited All That the **said land**.

D. By a Bengali Kobala dated the 20th day of November, 1996 made between the said Smt. Pratibha Roy, Tarak Roy, Shyam Sundar Roy, Smt. Laxmi Rani Sarkar, Smt. Sankari Sadhukhan, Smt. Parbati Saha, Smt. Gouri Majumder and Smt. Annapurna Roy therein jointly referred to as Vendors of the One Part and one Jafar Ali Mondal therein referred to as the Purchaser of the Other Part and registered at the Office of the District Registrar, Barasat in Book No.I, Volume No.163, Pages 289 to 300, Being No.8852 for the year 1996, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 1.38 decimals be the same a little more or less being the portion of the said land (hereinafter referred to as **Jafar Ali's land**).

E. Therefore, the said Smt. Pratibha Roy, Tarak Roy, Shyam Sundar Roy, Smt. Laxmi Rani Sarkar, Smt. Sankari Sadhukhan, Smt. Parbati Saha, Smt. Gouri Majumder and Smt. Annapurna Roy are now left with seized and possessed of All That the piece and parcel of land containing an area of 6.12 decimals be the same a little more or less being the portion of the said land.

F. The said Tarak Roy who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 20th February, 2015 leaving him surviving his widow Smt. Bulu Roy and four daughters namely Smt. Priyanka Kul, Smt. Tumpa Nita Paul, Smt.



Jhumpa Mondal and Smt. Soma Pramanick as his heiresses and legal representative who upon his death jointly inherited All That his undivided share in the piece and parcel of land containing an area of 6.12 decimals be the same a little more or less being the portion of the said land.

G. By a Deed of Sale dated the 11th March, 2016 made between the said Smt. Pratibha Roy, Shyam Sundar Roy, Smt. Laxmi Rani Sarkar, Smt. Sankari Sadhukhan, Smt. Parbati Saha, Smt. Gouri Majumder, Smt. Bulu Roy, Smt. Priyanka Kul, Smt. Tumpa Nita Paul, Smt. Jhumpa Mondal and Smt. Soma Pramanick therein jointly referred to as Vendors of the One Part and one Santosh Tower Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2016, Pages 19064 to 19127, Being No.150400523 for the year 2016, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 6.12 decimals be the same a little more or less being the portion of the said land.

H. By a Deed of Sale dated the 19th July, 2016 made between the said Jafar Ali Mondal therein referred to as Vendor of the One Part and the said Santosh Tower Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2016, Pages 45409 to 45432, Being No.150401264 for the year 2016, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the said Jafar Ali's land measuring an area of 1.38 decimals be the same a little more or less.

I. Thus the said Santosh Tower Private Limited is now seized and possessed of and/or otherwise well and sufficiently entitled to All that the piece and parcel of land measuring an area of 7.5 decimals be the same a little more or less being the said land.

J. The said **Santosh Tower Private Limited** duly mutated its name in the records of concerned Block Land and Land Reforms Officer in respect of **7 decimals** of land in Dag No. 417 and got new Khatian being L.R. Khatian Nos. 1960 and 2097.

II. Dag No.424 and 484/564

A. One Madhusudan Roy was seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land



measuring an area of 28 decimals be the same a little more or less situate lying at Mouza Mahisbathan, J.L. No.18, Police Station-Electronics Complex (formerly Rajarhat), Touzi No.160-162, R.S. No.203, R.S. Dag Nos.424 (21 decimals) and 485/564 (7 decimals) under R.S. Khatian No.237 in the District of North 24-Parganas (hereinafter referred to as the "**said land**").

B. By a Bengali Kobala dated the 5th June, 1959 made between the said Madhusudan Roy therein referred to as Vendor of the One Part and one Bindu Basini Roy therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.I, Being No.4550 for the year 1959, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the **said land**.

C. The said Smt. Bindu Basini Roy duly mutated her name in the record of the concerned Block Land and Land Reforms Officer in respect of the said land, comprised in L.R. Dag Nos.424 and 485/564 and got new L.R. Khatian No.222.

D. The said Smt. Bindu Basini Roy who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 5th February, 1994 leaving behind her surviving her only daughter Sadhana Das and three sons namely Sambhunath Roy, Narayan Chandra Roy and Madhusudan Roy as her heirs, heiress and legal representatives who upon her death jointly inherited All That the **said land**.

E. The said Sambhunath Roy who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 30th March, 2003 leaving him surviving his widow Smt. Gita Roy, three sons namely Samir Roy, Sushanta Roy and Sumanta Roy and five daughters namely Smt. Sikha Ghosh, Smt. Sima Saha, Smt. Sibani Chowdhury, Smt. Shyamali Paul and Smt. Sukla Pyne as his heirs, heiresses and legal representative who upon his death jointly inherited All That his undivided share in the **said land**.

F. The said Smt. Sadhana Das who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 6th February, 2005 leaving behind her surviving her three daughters Smt. Mira Das, Smt. Sabita Dey and Smt. Purnima Das and five sons namely Monoranjan Das, Sukumar Das, Bijoy Das, Uma Shankar Das alias Shankar Das and Swapan Das as her heirs, heiresses and legal representative who upon her death jointly inherited All That her undivided share in the **said land**.

G. By a Deed of Sale dated the 14th March, 2016 made between the said Narayan Chandra Roy, Madhusudan Roy, Monoranjan Das, Sukumar Das, Bijoy Das, Uma Shankar Das alias Shankar Das, Swapan Das, Smt. Mira Das, Smt. Sabita Dey, Smt. Purnima Das, Smt. Gita Roy, Samir Roy, Sushanta Roy, Sumanta Roy, Smt. Sikha Ghosh, Smt. Sima Saha, Smt. Sibani Chowdhury, Smt. Shyamali Paul and Smt. Sukla Pyne therein jointly referred to as Vendors of the One Part and one Amrita Chambers Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2016, Pages 18290 to 18378, Being No.150400524 for the year 2016, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 11 decimals be the same a little more or less comprised in L.R. Dag No.424 being the portion of the said land.

H. By a Deed of Sale dated the 14th March, 2016 made between the said Narayan Chandra Roy, Madhusudan Roy, Monoranjan Das, Sukumar Das, Bijoy Das, Uma Shankar Das alias Shankar Das, Swapan Das, Smt. Mira Das, Smt. Sabita Dey, Smt. Purnima Das, Smt. Gita Roy, Samir Roy, Sushanta Roy, Sumanta Roy, Smt. Sikha Ghosh, Smt. Sima Saha, Smt. Sibani Chowdhury, Smt. Shyamali Paul and Smt. Sukla Pyne therein jointly referred to as Vendors of the One Part and one Madhuri Nirman Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2016, Pages 18379 to 18467, Being No.150400525 for the year 2016, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 7 decimals be the same a little more or less comprised in L.R. Dag No.485/564 being the portion of the said land.

I. By a Deed of Sale dated the 14th March, 2016 made between the said Narayan Chandra Roy, Madhusudan Roy, Monoranjan Das, Sukumar Das, Bijoy Das, Uma Shankar Das alias Shankar Das, Swapan Das, Smt. Mira Das, Smt. Sabita Dey, Smt. Purnima Das, Smt. Gita Roy, Samir Roy, Sushanta Roy, Sumanta Roy, Smt. Sikha Ghosh, Smt. Sima Saha, Smt. Sibani Chowdhury, Smt. Shyamali Paul and Smt. Sukla Pyne therein jointly referred to as Vendors of the One Part and one Amrita Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2016, Pages 18468 to 18566, Being No.150400526 for the year 2016, the said Vendors therein

at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 10 decimals be the same a little more or less comprised in L.R. Das No.424 being the portion of the said land.

J. Thus the said Amrita Chambers Private Limited, Madhuri Nirman Private Limited and Amrita Realty Private Limited became seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the said land.

K. The said **Amrita Chambers Private Limited** and **Amrita Realty Private Limited** duly mutated their names in the records of concerned Block Land and Land Reforms Officer in respect of **21 decimals** of land in Dag No. 424 and got new Khatian being L.R. Khatian Nos. 1990 and 1989 respectively.

L. The said **Madhuri Nirman Private Limited** duly mutated its name in the records of concerned Block Land and Land Reforms Officer in respect of **7 decimals** of land in Dag No. 485/564 and got new Khatian being L.R. Khatian No. 2005.

III. Dag No.485

A. One Narayan Mondal was seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 49 decimals be the same a little more or less situate lying at Mouza Mahisbathan, J.L. No.18, Police Station-Electronics Complex (formerly Rajarhat), Touzi No.160-162, R.S. No.203, R.S. and L.R. Dag No.485 under R.S. Khatian No.173 in the District of North 24-Parganas (hereinafter referred to as the "**said land**").

B. The said Narayan Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 5th October, 1973 leaving him surviving his widow Smt. Kumudini Mondal, eight sons namely Birendra Mondal, Sukumar Mondal, Ram Prasad Mondal, Nirapada Mondal, Ram Kanto Mondal, Dulal Mondal, Badal Mondal and Santi Ram Mondal and four daughters namely Smt. Karuna Mondal, Smt. Saraswati Mondal, Smt. Kiranbala Pandit and Smt. Jashoda Mondal as his heirs, heiresses and legal representative who upon his death jointly inherited All That the **said land**.

C. The said Smt. Kumudini Mondal who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 31st March, 1983 leaving behind her surviving her sons namely Birendra Mondal, Sukumar Mondal, Ram Prasad Mondal,



Nirapada Mondal, Ram Kanto Mondal, Dulal Mondal, Badal Mondal and Santi Ram Mondal and four daughters namely Smt. Karuna Mondal, Smt. Saraswati Mondal, Smt. Kiranbala Pandit and Smt. Jashoda Mondal as her heirs, heiresses and legal representative who upon her death jointly inherited All That her undivided share in the said **land**.

D. Thus the said Birendra Mondal, Sukumar Mondal, Ram Prasad Mondal, Nirapada Mondal, Ram Kanto Mondal, Dulal Mondal, Badal Mondal, Santi Ram Mondal, Smt. Karuna Mondal, Smt. Saraswati Mondal, Smt. Kiranbala Pandit and Smt. Jashoda Mondal became seized and possessed of All that the said land each having equal share.

E. By a Bengali Kobala (Deed of Sale) dated the 5th Jaisth, 1399 corresponding to 19th May, 1992 made between the said Nirapada Mondal therein referred to as Vendor of the One Part and the said Badal Mondal therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.I, Volume No.119, Pages 181 to 186, Being No.5314 for the year 1992, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3.30 decimals be the same a little more or less being the portion of the **said land**.

F. By a Bengali Kobala (Deed of Sale) dated the 5th Jaisth, 1399 corresponding to 19th May, 1992 made between the said Badal Mondal therein referred to as Vendor of the One Part and one Manirul Mollah therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.I, Volume No.119, Pages 193 to 198, Being No.5316 for the year 1992, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3.69 decimals be the same a little more or less being the portion of the **said land**.

G. The said **Manirul Mollah** duly mutated his name with the concerned Block Land & Land Reforms Officer in respect of **3 decimals** of land in Dag No. 485 and got new L.R. Khatian No.212/1.

H. By a Bengali Kobala (Deed of Sale) dated the 5th Jaisth, 1399 corresponding to 19th May, 1992 made between the said Badal Mondal therein referred to as Vendor of the One Part and one Kabirul Reja Chowdhury therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.I, Volume No.119, Pages 199 to 204, Being No.5317 for the year 1992,

the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 3 decimals be the same a little more or less being the portion of the **said land** (hereinafter referred to as Kabirul's land).

I. The said Kabirul Reja Chowdhury duly mutated his name with the concerned Block Land & Land Reforms Officer in respect of 3 decimals of land in Dag No. 485 and got new L.R. Khatian No.212.

J. By a Bengali Kobala (Deed of Sale) dated the 5th Jaisth, 1399 corresponding to 19th May, 1992 made between the said Dulal Mondal therein referred to as Vendor of the One Part and one Jafar Ali Mondal therein referred to as the Purchaser of the Other Part and registered at the Office of the Sub-Registrar, Cossipore Dumdum in Book No.1, Volume No.119, Pages 205 to 219, Being No.5318 for the year 1992, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 4.08 decimals be the same a little more or less being the portion of the **said land**.

K. The said **Jafar Ali Mondal** duly mutated his name with the concerned Block Land & Land Reforms Officer in respect of **4 decimals** of land in Dag No. 485 and got new L.R. Khatian No.1812.

L. The said Ram Prasad Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 9th June, 1995 leaving behind him surviving his six sons namely Buddeshwar Mondal, Rasik Mondal, Sanjay Mondal, Nabakumar Mondal, Basudeb Mondal and Prasanta Mondal and two daughters namely Smt. Basumoti Mondal and Smt. Bijoli Naskar as his heirs, heiresses and legal representatives who upon his death jointly inherited All That his undivided share in the said **land** measuring an area of 3.91 decimals (hereinafter referred to as the said **Ram Prasad's land**).

M. The said Smt. Bijoli Naskar who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving her two sons namely Bikash Naskar and Bijon Naskar and only daughter Smt. Shyamali Purkait as her heirs, heiresses and legal representatives who upon his death jointly inherited All That her undivided share in the said **Ram Prasad's land**.

N. By a gazette notification in the year of 2000 issued by the Land Acquisition Officer vide L.A. Case No. 4/30 of 1999-2000, a portion of the



said land measuring an area of 2 decimals be the same a little more or less has been acquired by the Government.

O. The said Santi Ram Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 13th July, 2001 leaving behind him surviving his widow Smt. Sandhabala Mondal, only son namely Swapan Mondal and only daughter Smt. Sabita Mondal as his heir, heiresses and legal representatives who upon his death jointly inherited All That his undivided share in the said **land** measuring an area of 3.91 decimals (hereinafter referred to as the said **Santi Ram's land**).

P. The said Smt. Sandhabala Mondal, Swapan Mondal and Sabita Mondal duly mutated their names with the concerned Block Land & Land Reforms Officer in respect of 3.91 decimals of land and got new L.R. Khatian No.988, 989 and 990 respectively.

Q. The said Smt. Jashoda Mondal who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 15th June, 2010 leaving him surviving her only daughter Smt. Jamuna Mondal as her heiress and legal representative who upon her death inherited All That her undivided share in the said **land** measuring an area of 3.91 decimals (hereinafter referred to as the **Jashoda's land**).

R. The said Ram Kanto Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 13th August, 2016 leaving behind him surviving his two sons namely Moni Mohan Mondal and Brojen Mondal and three daughters namely Smt. Anita Mondal, Smt. Kanan Bala Mondal and Smt. Jabarani Bain as his heirs, heiresses and legal representatives who upon his death jointly inherited All That his undivided share in the said **land** measuring an area of 3.91 decimals (hereinafter referred to as the said **Ram Kanto's land**).

S. The said Sukumar Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving behind him surviving his three daughters namely Smt. Sunayani Das, Smt. Suravi Mondal and Smt. Sabita Mondal as his heiresses and legal representatives who upon his death jointly inherited All That his undivided share in the said **land** measuring an area of 3.91 decimals (hereinafter referred to as the said **Sukumar's land**).

T. The said Smt. Jabarani Bain who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate in the year of 2018 leaving behind him surviving her husband Ratan Bain,



only son Rathin Bain and only daughter Smt. Rama Bain as her heirs, heiresses and legal representatives who upon her death jointly inherited All That her undivided share in the said Ram Kanto's **land** measuring an area of .78 decimals (hereinafter referred to as the **Jaba's land**).

U. The said Smt. Kiran Bala Pandit who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate on 18th January, 2019 leaving behind him surviving her only son namely Nepal Chandra Pandit; five daughters namely Smt. Asha Mondal, Smt. Puspa Mondal, Smt. Kalpana Mondal and Smt. Minoti Mondal; daughter-in-law namely Smt. Jagadiswari Pandit, widow of her deceased son Gopal Chandra Pandit; grandchildren namely Dipankar Pandit, Smt. Mita Karal, Samaresh Gain, Amaresh Gain, Kumeresh Gain and Paramesh Gain as her heirs, heiresses and legal representative who upon her death jointly inherited All That her undivided share in the said **land** measuring an area of 4.08 decimals (hereinafter referred to as the **Kiran Bala's land**).

V. By a Deed of Sale dated the 2nd day of November, 2016 made between the said Kabirul Reja Chowdhury therein referred to as Vendor of the One Part and one Amrita Realty Private Limited and Amrita Chambers Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2016, Pages 63721 to 63752, Being No.150401776 for the year 2016, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the Kabirul's land containing an area of **3 decimals** be the same a little more or less.

W. By a Deed of Sale dated the 16th day of January, 2019 made between the said Birendra Mondal, Smt. Karuna Mondal, Smt. Saraswati Mondal, Buddeshwar Mondal, Rasik Mondal, Sanjay Mondal, Nabakumar Mondal, Basudeb Mondal, Prasanta Mondal, Smt. Basumoti Mondal, Bikash Naskar, Bijon Naskar, Smt. Shyamali Purkait, Moni Mohan Mondal, Smt. Anita Mondal, Smt. Kanan Bala Mondal, Smt. Sunayani Das, Smt. Suravi Mondal, Smt. Sabita Mondal and Nirapada Mondal, therein jointly referred to as Vendors of the One Part and one Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2019, Pages 3684 to 3792, Being No.150400093 for the year 2019, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All



That their undivided share in the said land containing total area of **22.50** decimals be the same a little more or less.

X. By a Deed of Sale dated the 25th day of February, 2019 made between the said Smt. Sandhabala Mondal, Swapan Mondal and Sabita Mondal therein jointly referred to as Vendors of the One Part and one Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2019, Pages 19590 to 19638, Being No.150400467 for the year 2019, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the said Shanti Ram's land containing an area of **3.91** decimals be the same a little more or less.

Y. By a Deed of Sale dated the 10th day of April, 2019 made between the said Nepal Chandra Pandit, Smt. Asha Mondal, Smt. Puspa Mondal, Smt. Kalpana Mondal, Smt. Minoti Mondal, Samaresh Gain, Amaresh Gain, Kumeresh Gain, Paramesh Gain, Smt. Jagadiswari Pandit, Dipankar Pandit and Smt. Mita Karal therein jointly referred to as Vendors of the One Part and one Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2019, Pages 32913 to 32999, Being No.150400809 for the year 2019, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That said Kiranbala's land containing an area of **4.08** decimals be the same a little more or less.

Z. By a Deed of Sale dated the 16th day of August, 2019 made between the said Brojen Mondal therein referred to as Vendor of the One Part and one Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.1, Volume No.1504-2019, Pages 84515 to 84565, Being No.150402043 for the year 2019, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That his undivided share in the said land containing an area of **0.78** decimals be the same a little more or less being the portion of Ram Kanto's land.



AA. By a Deed of Sale dated the 20th day of January, 2020 made between the said Jamuna Mondal therein referred to as Vendor of the One Part and one Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited and Greenery Plaza Private Limited therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2020, Pages 9987 to 10032, Being No.150400181 for the year 2020, the said Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That said Jashoda's land containing an area of **5** decimals (as per deed) be the same a little more or less.

BB. By a Deed of Sale dated the 4th day of March, 2020 made between the said Ratan Bain and Rama Baine therein jointly referred to as Vendors of the One Part and one Greenery Square Private Limited, therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2020, Pages 33252 to 33295, Being No.150400683 for the year 2020, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That their undivided share in the said land containing an area of **0.52** decimals be the same a little more or less being the portion of Ram Kanto's land.

CC. By a Deed of Sale dated the 15th day of September, 2020 made between the said Rathin Bain therein referred to as Vendor of the One Part and one Greenery Square Private Limited, therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bidhannagar in Book No.I, Volume No.1504-2020, Pages 65058 to 65094, Being No.150401398 for the year 2020, the said Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That their undivided share in the said land containing an area of **0.26** decimals be the same a little more or less being the portion of Ram Kanto's land.

DD. Thus the said Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited, Greenery Plaza Private Limited, Amrita Realty Private Limited and Amrita Chambers Private Limited became seized and possessed and/or otherwise well and sufficiently entitled to All that the piece and parcel of land measuring an area of 39.79 decimals as per deed be the same a little more or less being the portion of the said land.



EE. The said Greenery Square Private Limited, Greenery Elevation Private Limited, Greenery Structure Private Limited, Greenery Plaza Private Limited, Amrita Realty Private Limited and Amrita Chambers Private Limited duly mutated their names in the records of concerned Block Land and Land Reforms Officer in respect of acquired land and got L.R. Khatian Nos. 2215, 2216, 2214, 2217, 2185 and 2186.

IV. The said **Madhuri Nirman Private Limited, Amrita Realty Private Limited, Amrita Chambers Private Limited, Santosh Tower Private Limited** along with one Benchmark Developers Private Limited were carrying a Partnership business under the name and style of "**Benchmark Developers**" having its principal place of business at BA-152, Salt Lake, Sector-1, Post Office Bidhannagar, Police Station Bidhannagar (North), Kolkata 700 064.

V. The said Partnership Firm namely "Benchmark Developers" was reconstituted by the Deed of Partnership dated 1st day of April, 2017 whereby the **Greenery Square Private Limited, Greenery Structure Private Limited, Greenery Elevation Private Limited, Greenery Plaza Private Limited** and Santosh Kumar Jaiswal were inducted as the partners of the said Partnership Firm, on the terms recorded therein.

VI. In terms of the said reconstituted partnership, the said Madhuri Nirman Private Limited, Amrita Realty Private Limited, Amrita Chambers Private Limited, Santosh Tower Private Limited, Greenery Square Private Limited, Greenery Structure Private Limited, Greenery Elevation Private Limited and Greenery Plaza Private Limited brought into the stock of the partnership firm and **ALL THAT** the piece and parcel of land containing an area of 75.55 decimals be the same a little more or less situate lying at Mouza Mahisbathan, J.L. No.18, Touzi No.160-162, R.S. No.203 comprising in L.R. Dag Nos. 417, 424, 485 and 485/564 under L.R. Khatian Nos. 2097, 1960, 1989, 1990, 212/1, 1812, 2185, 2186, 2214, 2215, 2216, 2217 and 2005, Post Office-Krishnapur, Police Station-Bidhannagar Electronic Complex (formerly Bidhannagar East and Rajarhat), Ward No.28 within the limits of Bidhannagar Municipal Corporation, Kolkata-700 102, District of North 24-Parganas and the rights and interest therein.

VII. Thus the Owners herein are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece and parcel of land containing an area of **83.06 decimals** be the same a little more or less as per Deed and an area of **72.96 decimals** equivalent to **44 Cottahs 2 Chittacks 13.79 Sq.ft.** be the same a little more or less as per actual measurement situate lying at Mouza Mahisbathan, J.L. No.18, Touzi No.160-162, R.S. No.203 comprising in L.R. Dag Nos. 417,



424, 485 and 485/564 under L.R. Khatian Nos. 2097, 1960, 1989, 1990, 212/1, 1812, 2185, 2186, 2214, 2215, 2216, 2217 and 2005, Post Office-Krishnapur, Police Station-Bidhannagar Electronic Complex (formerly Bidhannagar East and Rajarhat), Ward No.28 within the limits of Bidhannagar Municipal Corporation, Kolkata-700 102, District of North 24-Parganas.

7] Result of searches:

a] Registration Offices:

From the Index-II searches made at the office of the aforesaid registry offices, in respect of the subject property, no adverse entry has been found.

b] Courts:

From the searches made in the suit register of the aforesaid courts in the aforementioned names; it transpires that no money suit, money execution case, title suit and/or title execution case has been filed in the abovementioned Courts during the aforementioned period.

c] Block Land & Land Revenue Officer, Rajarhat:

From the searches made at the office of the B.L. & L.R.O., Rajarhat it transpires as follows:-

i) L.R. Dag No.417 under L.R. Khatian Nos.1960 and 2097, stand in the name of Santosh Tower Private Limited.

ii) L.R. Dag No.424 under L.R. Khatian Nos.1989 and 1990, stand in the names of Amrita Realty Private Limited and Amrita Chambers Private Limited respectively.

iii) L.R. Dag No.485/564 under L.R. Khatian No.2005, stand in the name of Madhuri Nirman Private Limited.

iv) L.R. Dag No.485 under L.R. Khatian Nos.17/5, 40/2, 131, 173, 212/1, 233, 304, 304/1, 382, 988, 989, 990, 1812, 2185, 2186, 2214, 2215, 2216 and 2217, stand in the names of Kumudini Mondal, Kabirul Reja Chowdhury, Dulal Mondal, Nirapada Mondal, Md. Monirul Mollah, Birendra Mondal, Ram Prasad Mondal, Ram Kanto Mondal, Sukumar Mondal, Sandhya Bala Mondal, Swapan Mondal, Sabita Mondal, Md. Jafar Ali Mondal, Amrita Realty Private Limited, Amrita Chambers Private Limited, Greenery Structure Private Limited, Greenery

Square Private Limited, Greenery Elevation Private Limited and Greenery Plaza Private Limited respectively.

d) Land Acquisition Collector, North 24-Parganas, Barasat:

From the searches made at the office of the Land Acquisition Collector, North 24-Parganas, Barasat, it transpires that presently, the subject property is not affected by any acquisition or requisition proceedings. However, we have applied before the competent authority seeking information under the Right to Information Act, 2005 asking whether the said subject property or part thereof is affected under the Land Acquisition Act. However, we are yet to receive any response thereto.

e) WBHIDCO:

From the searches made at the office of the Housing Infrastructure Development Corporation Limited, it transpires that presently, the subject property is not affected by any scheme or proceedings of the said authority.

f) Urban Land Ceiling Department, Bidhannagar:

From the searches made at the office of the Competent Authority, Department of Urban Land Ceiling it transpires that there is no excess vacant land in the above subject property under the Urban Land (Ceiling & Regulation) Act, 1976.

g) Securitization Asset Reconstruction and Security Interest:

From the searches made at the office of the Competent Authority, CRSARSII, it transpires that subject property is not comes under the affected by any proceeding of the said department.

h) Registrar of Companies, West Bengal:

From the searches made at the office of the Registrar of Companies, West Bengal it transpires that presently no charge has been created in respect and over of the said subject property by (1) Madhuri Nirman Private Limited, (2) Amrita Realty Private Limited, (3) Amrita Chambers Private Limited, (4) Santosh Tower Private Limited, (5) Greenery Square Private Limited, (6) Greenery Structure Private Limited, (7) Greenery Elevation Private Limited And (8) Greenery Plaza Private Limited.



8] **CONCLUSION:**

Considering the abovementioned documents, papers and searches, we are of the view that the title of the premises in question appears to be marketable and the Owners have marketable title to the same.

Dated this 18th day of March, 2021.

**For VICTOR MOSES & CO.,
SOLICITORS & ADVOCATES**


**(D.N. MITTRA)
PARTNER**



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