

no adverse entry during the aforementioned period. Hence, the searching was made on the records available. Search receipts are enclosed.

**b] Courts:**

From the perusal of the court search made before the 1<sup>st</sup> civil Judge (Senior Division) Barasat and 1<sup>st</sup> Civil Judge (Junior Division) Barasat from 2006 to 2017 in the name of the Company in respect of the said land it appears that no money suit, money execution case, title suit and/or title execution case has been filed during the aforementioned period. Receipts are enclosed.

**c] Registrar of Companies, West Bengal:**

From the searches made at the office of the Registrar of Companies, West Bengal in the name of Bengal Shracchi Housing Development Limited a charge was found in respect of the said land, details of which are as follows:-

Bank of Baroda - Loan amount Rs.30,00,00,000/- (Rupees Thirty Crores only) in respect of the said land. However, the said charge has been satisfied on 25<sup>th</sup> July, 2013 against the said land. No due certificate has also been issued by Bank of Baroda on 25<sup>th</sup> July, 2013. Relevant documents are enclosed.

Bengal Shracchi Housing Development Limited has also confirmed that the company has no charge in respect of the said land and construction thereon.

**9. CONCLUSION:**

Considering the searches made as above and the documents provided with us by the Company, we are of the view that that West Bengal Housing Board being the Owner has marketable title to the said land. The Company as Developer has the power to develop the said land and to mortgage the land and construction thereon with HUDCO or banks or any financial institutions in order to raise finance for the said Project.

Dated this 7<sup>th</sup> day of November, 2017.

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

*Sudeshna Bagchi*  
**(SUDESHNA BAGCHI)  
PARTNER**



**DETAILS OF THE LANDS PURCHASED BY THE BOARD**

Details of parties	Details of land	Details registered deed
<p>1. Vendor-Narayan Chandra Mistry</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>7 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3177, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.1, Pages 2550 to 2563, Being No.00123 for the year 2009.</p>
<p>2. Vendors- Binay Chandra Mistry and Ashok Chandra Mistry alias Ashok Mistry</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>5 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian Nos. 3178 and 3178/1, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.1, Pages 2341 to 2356, Being No.00125 for the year 2009.</p>
<p>3. Vendor-Bhakti Rani Mondal</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>3 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3176, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.1, Pages 2278 to 2293, Being No.00119 for the year 2009.</p>

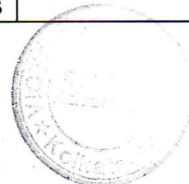




<p>4. Vendor-Renu Bala Bagchi</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties-M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>8 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3184, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.11, Pages 5374 to 5391, Being No.04994 for the year 2009.</p>
<p>5. Vendor-Amarendra Roy</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties-M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>3 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3180, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.11, Pages 5357 to 5373, Being No.04993 for the year 2009.</p>
<p>6. Vendor- Smt. Radharani Roy</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties-M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>4 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3175, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.1, Pages 2233 to 2247, Being No.00116 for the year 2009.</p>
<p>7. Vendor- Nirmal Chandra Kait alias Nirmal Kait</p> <p>Purchaser-West Bengal Housing Board.</p>	<p><b>5 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3181,</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.1, Pages</p>



<p>Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p>Police Station Rajarhat, within the limits of Jangra- Hatiara No.2 Gram Panchayat, District 24- Parganas North</p>	<p>2326 to 2340, Being No.00124 for the year 2009.</p>
<p>8. Vendors- Sanjay Halder and Sabita Halder</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>2 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian Nos.3186 and 3229, Police Station Rajarhat, within the limits of Jangra- Hatiara No.2 Gram Panchayat, District 24- Parganas North.</p>	<p>Dated 21<sup>st</sup> November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.1, Pages 2248 to 2262, Being No.00117 for the year 2009.</p>
<p>9. Vendor-Smt. Sabita Halder</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Party- Bengal Shrachi Housing Development Limited.</p>	<p><b>3 chittacks</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3229, Police Station Rajarhat, within the limits of Jangra- Hatiara No.2 Gram Panchayat, District 24- Parganas North.</p>	<p>Dated 15<sup>th</sup> day of December, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.14, Pages 8051 to 8063, Being No.06572 for the year 2009.</p>
<p>10. Vendor- Susen Mondal</p> <p>Purchaser-West Bengal Housing Board.</p> <p>Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.</p>	<p><b>3 cottahs 13 chittacks</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. &amp; L.R. Dag No.3085(P), Khatian No.3182 Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas</p>	<p>Dated 21<sup>st</sup> day of November, 2007, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.11, Pages 5341 to 5356, Being No.04992 for the year 2009.</p>





	North.	
11. Vendor- Samir Halder  Purchaser-West Bengal Housing Board.  Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.	<b>2 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, Dag No.3085(p), L.R Khatian No.1215, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.	Dated 11 <sup>th</sup> June, 2011, Registered with Additional Registrar of Assurances-II, Kolkata, recorded in Book No. 1 CD Volume no.29, Pages- 1066 to 1077 Being no. 07747 for the year 2011.
12. Vendor- Chittaranjan Mondal  Purchaser-West Bengal Housing Board.  Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.	<b>5 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, Dag No.3085(p), L.R Khatian No.3185, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.	Dated 21 <sup>st</sup> November, 2011, Registered with Additional Registrar of Assurances-II, Kolkata, recorded in Book No. 1 CD Volume no.1, Pages- 2263 to 2277 Being no. 00118 for the year 2009.
13. Vendor- Prokash Chandra Roy  Purchaser-West Bengal Housing Board.  Confirming Parties- M/s. Mistry Enterprise and Bengal Shrachi Housing Development Limited.	<b>5 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S. & L.R. Dag No.3085(P), Khatian No.3179, Police Station Rajarhat, within the limits of Jangra-Hatiara No.2 Gram Panchayat, District 24-Parganas North.	Dated 21 <sup>st</sup> November, 2011, Registered with Additional Registrar of Assurances-II, Kolkata, in Book No.I, CD Volume No.1, Pages 2294 to 2308, Being No.00120 for the year 2009.
14. Vendor- Dharendra Nath Mondal alias Dhiren Mondal	<b>5 cottahs</b> be the same a little more or less lying situate at Mouza Ghuni, J.L. No.23, R.S.	Dated 21 <sup>st</sup> November, 2011, Registered with Additional Registrar of Assurances-II, Kolkata,