



# VICTOR MOSES & CO.

SOLICITORS, ADVOCATES,  
PATENT & TRADEMARK ATTORNEYS.

Partners :  
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Ms. D. Ghosh  
Ms. S. Bagchi  
S. Roy

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

## REPORT ON TITLE

- OWNERS**
1. **FRINGECUP BUILDERS PRIVATE LIMITED**
  2. **REEDGRASS HOUSING PRIVATE LIMITED**
  3. **BALLOTA HOUSING PRIVATE LIMITED**
  4. **MAIDENGRASS HOUSING PRIVATE LIMITED**
  5. **THYONE FILTERS PRIVATE LIMITED**
  6. **ANTHRISCUS REALTY PRIVATE LIMITED**  
All having their registered office at  
65, Roypur Bande Ali Pally,  
Police Station-Regent Park,  
Kolkata-700 070.
  7. **SIDDHARTHA MUKHERJEE ALIAS MUKHOPADHYAY**
  8. **SMT. BRATATI MUKHOPADHYAY**  
Both of 119, Bhupen Bose Road,  
Police Station-Behala,  
Kolkata-700 034.
  9. **RHAMNUS REALTY PRIVATE LIMITED**
  10. **SOURSOP REALTY PLUS PRIVATE LIMITED**
  11. **MONTIPORE BUILDERS PRIVATE LIMITED**  
All having their registered office at  
17C, Bose Pukur Road, Flat No.2A, 2<sup>nd</sup> Floor,  
Police Station-Kasba,  
Kolkata-700 042.
  12. **PITAYA REALTY PRIVATE LIMITED,**  
having its registered office at  
BL-B, Flat No.A4, 1<sup>st</sup> Floor,  
12, Banamali Ghoshal Lane  
Police Station-Behala,  
Kolkata-700 034.
  13. **STAR PLAZA PRIVATE LIMITED,**  
having its registered office at  
8, Camac Street,  
Police Station-Shakespeare Sarani,  
Kolkata-700 017.

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E-mail : vmosesdelhi1@gmail.com



**14. WRIDDHI CONCLAVE LLP**

having its registered office at  
161/1, Mahatma Gandhi Road, Room No.41,  
Police Station-Jorasanko,  
Kolkata-700 007.

**15. EESHVI REAL ESTATE LLP,****16. ILLUSION DEVELOPERS PRIVATE LIMITED,****17. EKARAJ INFRASTRUCTURE LLP,****18. EKARAJ BUILDER LLP,**

All having their registered office at  
122/1R, Satyendra Nath Majumder Sarani,  
Police Station-Tollygunge,  
Kolkata-700 026.

**19. ETAKA HOMES LLP,****20. ESTHER PROPERTIES LLP,****21. ESTHER BUILDCON LLP,**

All having their registered office at  
55/1A, Strand Road,  
Room No.2, 5<sup>th</sup> Floor,  
Police Station-Jorabagan,  
Kolkata-700 006.

**22. PRADIPTA KUMAR MAITY****23. SMT. TANUSHREE MAITY**

Both of 1M, Bhubhan Mohan Roy Road,  
Police Station-Haridevpur,  
Kolkata-700 008.

**24. THYONE TRAVELS PRIVATE LIMITED****25. PHOBOS COMPUTERS PRIVATE LIMITED****26. THYONE BOOKS & PERIODICALS PRIVATE LIMITED****27. THYONE AGRO MARKETING PRIVATE LIMITED****28. THYONE INTERIOR DECORATORS PRIVATE LIMITED****29. PHOBOS AGREE COMMERCIAL PRIVATE LIMITED****30. THYONE IMAGE & GRAPHICS PRIVATE LIMITED**

All having their registered office at  
49/5, Biren Roy Road,  
Police Station-Behala,  
Kolkata-700 034.



- 31. KUDZO GRIHA PRIVATE LIMITED**  
**32. LEYMUS REALTY PRIVATE LIMITED**  
Both of 119, Bhupen Roy Road,  
Police Station-Behala,  
Kolkata-700 034.
- 33. SUNDAR KUMAR MAJI**  
**34. RUPA MONDAL**  
Both of Village Daulatpur,  
Police Station-Falta,  
District South 24-Parganas.
- 35. JAYANTA ROY**  
Village Pana, Police Station-Durgachak,  
District Purba Midnapur,  
West Bengal.
- 36. SHREYA MUKHOPADHYAY**  
119, Bhupen Roy Road,  
Police Station-Behala,  
Kolkata-700 034.
- 37. HIRALAL CHOUDHURY**  
Village Daulatpur,  
Police Station-Falta,  
District South 24-Parganas.

**1. DESCRIPTION OF THE LAND:**

**ALL THAT** the piece and parcel of land measuring an area of 307 Decimals be the same a little more or less situate lying at Mouza Daulatpur, J.L. No.79, Police Station-Bishnupur, R.S. and L.R. Dag Nos. **33** (153 decimals), **34** (82 decimals) and **48** (72 decimals), L.R. Khatian Nos.2731, 2732, 4131, 4219, 4230, 4228, 2949, 2902, 4242, 4241, 4250, 3013, 4657, 4656, 4143, 4645, 4666, 4659, 4662, 4183, 4225, 4224, 4244, 4243, 4245, 4246, 4240, 4134, 2246, 2990, 4185, 4179, 4181, 4180, 4182, 4226 and 4184 within the limits of Kulerdari Gram Panchayat, District of South 24-Parganas.

**2. DOCUMENTS PERUSED:**

Photo-copies of the following:-



A. Indenture of Conveyance dated the 26<sup>th</sup> day of August, 2003 made between one Smt. Behula Mondal, Jayanta Mondal, Bishnupada Mondal, Ananta Mondal, Prasanta Mondal, Hemanta Mondal, Sushanta Mondal, Smt. Kanan Bala Mondal, Smt. Supriya Patra and Smt. Renuka Bar therein jointly referred to as Vendors of the One Part and one Smt. Bratati Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Being No.334 for the year 2004. Annexed herewith and marked with letter **"A 1"**.

B. Deed of Conveyance dated the 1<sup>st</sup> day of July, 2004 made between one Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Smt. Tanushree Maity therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar, Bishnupur, in Book No.I, Volume No.37, Being No.2513 for the year 2004. Annexed herewith and marked with letter **"A 2"**.

C. Deed of Conveyance dated the 10<sup>th</sup> day of July, 2006 made between one Smt. Chandi Bala Mondal, Monoranjan Mondal, Niranjana Mondal, Sudarshan Mondal, Madhusudan Mondal, Smt. Marubala Dalui, Smt. Astomibala Mondal, Smt. Saptami Gang, Smt. Sasthi Mondal, Smt. Panchami Mondal, Smt. Shyama Mondal and Smt. Anima Bhodhak therein jointly referred to as Vendors of the One Part and one Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, South 24-Parganas, in Book No.I, Being No.6141 for the year 2006. Annexed herewith and marked with letter **"A 3"**.

D. Deed of Conveyance dated the 27<sup>th</sup> day of May, 2011 made between one Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Sundar Kumar Maji and Rupa Mondal therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.13, Pages 3689 to 3707, Being No.3891 for the year 2011. Annexed herewith and marked with letter **"A 4"**.

E. Deed of Conveyance dated the 27<sup>th</sup> day of May, 2011 made between one Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Jayanta Roy therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.13, Pages 3708 to 3726, Being No.3892 for the year 2011. Annexed herewith and marked with letter **"A 5"**.



E. Deed of Conveyance dated the 30<sup>th</sup> day of May, 2012 made between one Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Pradipta Kumar Maity therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.18, Pages 4048 to 4068, Being No.5547 for the year 2012. Annexed herewith and marked with letter **"A 6"**.

F. Deed of Gift dated the 9<sup>th</sup> day of July, 2012 made between one Ashutosh Mukhopadhyay therein referred to as Donor of the One Part and one Shreya Mukhopadhyay therein referred to as the Donee of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.18, Pages 3916 to 3941, Being No.5572 for the year 2012. Annexed herewith and marked with letter **"A 7"**.

F. Deed of Conveyance dated the 7<sup>th</sup> day of August, 2013 made between one Sukanta Deb therein referred to as Vendor of the One Part and one Star Plaza Pvt. Ltd. and Wriddhi Conclave Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.33, Pages 3486 to 3502, Being No.6492 for the year 2013. Annexed herewith and marked with letter **"A 8"**.

G. Deed of Conveyance dated the 21<sup>st</sup> day of November, 2013 made between one Supratim Chowdhury therein referred to as Vendor of the One Part and one Eeshvi Real Estate Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.14, Pages 62 to 72, Being No.5835 for the year 2013. Annexed herewith and marked with letter **"A 9"**.

H. Indenture of Conveyance dated 16<sup>th</sup> day of January, 2015 made between one Smt. Rupali Roy therein referred to as the VENDOR of the one part and one Esther Buildcon Private Limited therein referred to as the PURCHASER of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur, South 24-Parganas in Book No.1, C.D. Volume No.1, Pages 3805 to 3819 Being No.00263 for the year 2015. Annexed herewith and marked with letter **"A 10"**.

I. Deed of Conveyance dated the 5<sup>th</sup> day of February, 2015 made between one Md. Naseem and Md. Shamim therein referred to as Vendor of the One Part and one Illusion Developers Pvt. Ltd. and Ekaraj



Infrastructure Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.4, Pages 3778 to 3796, Being No.1032 for the year 2015. Annexed herewith and marked with letter **"A 11"**.

J. Deed of Conveyance dated the 5<sup>th</sup> day of February, 2015 made between one Tanweer Qasim Mohnavi therein referred to as Vendor of the One Part and one Illusion Developers Pvt. Ltd. and Ekaraj Infrastructure Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.4, Pages 3797 to 3813, Being No.1033 for the year 2015. Annexed herewith and marked with letter **"A 12"**.

K. Deed of Conveyance dated the 9<sup>th</sup> day of February, 2015 made between one Atanu Dey and Apurba Bandopadhyay therein jointly referred to as Vendor of the One Part and one Eakraj Builder Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.4, Pages 4156 to 4172, Being No.1034 for the year 2015. Annexed herewith and marked with letter **"A 13"**.

L. Indenture of Conveyance dated the 20<sup>th</sup> day of February, 2015 made between one Smt. Rama Banerjee therein referred to as Vendor of the One Part and one Etaka homes Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South, in Book No.I, CD Volume No.6, Pages 114 to 133, Being No.1456 for the year 2015. Annexed herewith and marked with letter **"A 14"**.

M. Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Phobos Agree Commercial Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1370 to 1387, Being No.2541 for the year 2015. Annexed herewith and marked with letter **"A 15"**.

N. Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Phobos Computers Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D.



Volume No.9, Pages 1454 to 1471, Being No.2543 for the year 2015. Annexed herewith and marked with letter **"A 16"**.

O. Indenture of Conveyance dated 24<sup>th</sup> day of March, 2015 made between one Smt. Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Agro Marketing Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1354 to 1369, Being No.2550 for the year 2015. Annexed herewith and marked with letter **"A 17"**.

P. Indenture of Conveyance dated 20<sup>th</sup> day of May, 2015 made between one Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Image & Graphics Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1388 to 1403, Being No.2551 for the year 2015. Annexed herewith and marked with letter **"A 18"**.

Q. Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between one Smt. Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Interior Decorators Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1323 to 1328, Being No.2552 for the year 2015. Annexed herewith and marked with letter **"A 19"**.

R. Indenture of Conveyance dated the 20<sup>th</sup> day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Thyone Travels Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South, in Book No.I, CD Volume No.9, Pages 1502 to 1519, Being No.2553 for the year 2015. Annexed herewith and marked with letter **"A 20"**.

S. Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Books & Periodicals Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1539 to 1556, Being No.2554 for the year 2015. Annexed herewith and marked with letter **"A 21"**.



T. Deed of Conveyance dated the 10<sup>th</sup> day of April, 2015 made between one Chitta Malik therein referred to as Vendor of the One Part and one Ekaraj Infrastructure Pvt. Ltd. and Ekaraj Builder Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.10, Pages 4882 to 4897, Being No.2957 for the year 2015. Annexed herewith and marked with letter **"A 22"**.

U. Indenture of Conveyance dated 19<sup>th</sup> April, 2015 made between one Sanjit Mondal & Ors. therein jointly referred to as VENDORS of the one part and one Star Plaza Pvt. Limited and Wriddhi Conclave Private Limited therein jointly referred to as the PURCHASERS of the other part and Registered at the office of the Additional District Sub-Registrar – Bishnupur in Book No. 1, C.D. Volume No.3, Pages 4636 to 4652 Being No.1059 for the year 2015. Annexed herewith and marked with letter **"A 23"**.

V. Indenture of Conveyance dated 10<sup>th</sup> day of July, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Kudzo Griha Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar – IV, South 24-Parganas in Book No.1, C.D. Volume No. 1604-2015, Pages 32401 to 32437, Being No.160405316 for the year 2015. Annexed herewith and marked with letter **"A 24"**.

W. Indenture of Sale dated the 10<sup>th</sup> day of July, 2015 made between one Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Fringecup Builders Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 32514 to 32544, Being No.160405318 for the year 2015. Annexed herewith and marked with letter **"A 25"**.

X. Indenture of Sale dated the 10<sup>th</sup> day of July, 2015 made between one Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Reedgrass Housing Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 32545 to 32575, Being No.160405319 for the year 2015. Annexed herewith and marked with letter **"A 26"**.

Y. Indenture of Sale dated the 4<sup>th</sup> day of August, 2015 made between one Smt. Bratati therein referred to as Vendor of the One Part and one





Soursop Realty Plus Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 49882 to 49912, Being No.160405910 for the year 2015. Annexed herewith and marked with letter **"A 27"**.

Z. Indenture of Sale dated the 4<sup>th</sup> day of August, 2015 made between one Smt. Bratati therein referred to as Vendor of the One Part and one Rhamnus Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 49936 to 49969, Being No.160405912 for the year 2015. Annexed herewith and marked with letter **"A 28"**.

AA. Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between one Smt. Bratati Mukhopadhyay therein referred to as the VENDOR of the one part and one Thyone Filters Private Limited therein referred to as the PURCHASER of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 49970 to 50003 Being No.160405913 for the year 2015. Annexed herewith and marked with letter **"A 29"**.

BB. Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the VENDOR of the one part and one Maiden Grass Housing Private Limited therein referred to as the PURCHASER of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 51910 to 51941 Being No.160405914 for the year 2015. Annexed herewith and marked with letter **"A 30"**.

CC. Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the VENDOR of the one part and one Bllot Housing Private Limited therein referred to as the PURCHASER of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 50004 to 50035 Being No.160405915 for the year 2015. Annexed herewith and marked with letter **"A 31"**.

DD. Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between one Ashutosh Mukhopadhyay therein referred to as the VENDOR of the one part and one Anthriscus Realty Private Limited therein referred to as the PURCHASER of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in



Book No.1, Volume No.1604-2015, Pages 50036 to 50067 Being No.160405916 for the year 2015. Annexed herewith and marked with letter **"A 32"**.

EE. Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between one Smt. Bratati Mukhopadhyay therein referred to as the VENDOR of the one part and one Montitora Builders Private Limited therein referred to as the PURCHASER of the other part and Registered at the office of the District Sub-Registrar – IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 50068 to 50101 Being No.160405917 for the year 2015. Annexed herewith and marked with letter **"A 33"**.

FF. Deed of Conveyance dated the 4<sup>th</sup> day of August, 2015 made between one Smt. Rekharani Shaw therein referred to as Vendor of the One Part and one Esther Properties Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.1605-2015, Pages 51175 to 51204, Being No.160405969 for the year 2015. Annexed herewith and marked with letter **"A 34"**.

GG. Deed of Gift dated 11<sup>th</sup> day of August, 2015 made between one Uma Shankar Chowdhury therein referred to as the Donor of the one part and the said Hiralal Chowdhury therein referred to as the Donee of the other part and Registered at the office of the District Sub-Registrar – IV, South 24-Parganas in Book No.1, C.D. Volume No.1604-2015, Pages 53077 to 53093, being No.160406177 for the year 2015. Annexed herewith and marked with letter **"A 35"**.

HH. Indenture of Sale dated the 26<sup>th</sup> day of August, 2015 made between one Smt. Bratati therein referred to as Vendor of the One Part and one Pitaya Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 64660 to 64688, Being No.160406467 for the year 2015. Annexed herewith and marked with letter **"A 36"**.

II. Deed of Exchange dated the 29<sup>th</sup> day of February 2016 made between one Tapas Das therein referred to as the party of the First Party of the One Part and Leymus Realty Private Limited therein referred to as the Second Party of the other part and registered at the office of the District Sub-Registrar-IV, South 24-Pargans in Book No. I, Volume No. 1604-2016, Pages 36273 to 36290 and 37023 to 37040, Being



No.160401254 and 160401255 for the year 2016. Annexed herewith and marked with letter **"A 37"** and **"A 38"** respectively.

JJ. Indenture of Conveyance dated the 4<sup>th</sup> day of March, 2016 made between one Shibnath Mondal and Smt. Rina Mondal therein jointly referred to as the Vendors of the one part and one Thyone Image & Graphics Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar – IV, South 24-Parganas in Book No.1, Volume No.1604-2016, Pages 39727 to 39749, Being No.160401389 for the year 2016. Annexed herewith and marked with letter **"A 39"**.

KK. Deed of Gift dated 17<sup>th</sup> day of August, 2017 made between Shreya Mukhopadhyay therein referred to as the Donor of the One Part and Siddhartha Mukherjee alias Mukhopadhyay therein referred to as the Donee of the Other Part and registered at the of the Additional District Sub-Registrar, Bishnupur South 24-Parganas in Book No.I, Volume No.1613-2017, Pages 96693 to 96713, Being No.161304686 for the year 2017. Annexed herewith and marked with letter **"A 40"**.

LL. The following search reports:-

a) Report dated the 29.06.2013 of the Index-II search conducted by Ms. Sujata Ghosh, Advocate at the offices of i) District Registrar IV, Alipore and ii) Additional District Sub-Registrar, Bishnupur in respect of the above land from 1978 to 2013. Annexed herewith and collectively marked with letter **"B 1"**.

b) Report dated the 21.06.2014 of Index-II search conducted by the searcher Sri Swapan Nath at the offices of i) Registrar of Assurances, Kolkata, ii) District Registrar, Alipore and iii) Additional District Sub-Registrar, Bishnupur in respect of the above land from 1982 to 2014. Annexed herewith and collectively marked with letter **"B 2"**.

c) From the Index-I and Index-II searches made in respect of Fringecup Builders Private Limited, Reedgrass Housing Private Limited, Siddhartha Mukherlee alias Mukhopadhyay, Bratati Mukhopadhyay, Rhamnus Realty Private Limited, Soursop Realty Plus Private Limited, Pitaya Realty Private Limited, Star Plaza Private Limited, Wriddhi Conclave LLP, Eeshvi Real Estate LLP, Illusion Developers Private Limited, Ekaraj Infrastructure LLP, Ekaraj Builder LLP, Etaka Homes LLP, Esther Properties LLP, Sundar Kumar Maji, Rupa Mondal, Jayanta Roy, Shreya Mukhopadhyay, Pradipta Kumar Maity, Smt. Tanushree Maity, Leymus Realty Private Limited, Thyone Travels Private Limited, Ballota Housing Private Limited, Maidengrass Housing Private Limited, Thyone Filters Private Limited, Montipora Builders Private Limited, Anthriscus Realty Private Limited, Esther Buildcon LLP, Hiralal Choudhury, Phobos Computers Private Limited, Thyone Books & Periodicals Private Limited, Thyone



Agro Marketing Private Limited, Thyone Interior Decorators Private Limited, Phobos Agri Commercial Private Limited, Kudzo Griha Private Limited and Thyone Image & Graphics Private Limited in R.S. Dag Nos.33, 34 and 48 respectively during the period of 2014 to 05.10.2018 at the office of Registrar of Assurances, Kolkata, District Registrar, Alipore and Additional District Sub-Registrar, Bishnupur. Annexed herewith and collectively marked with letter **"B 3"**.

c) Report dated 09.02.2016 of the Court Search conducted by Sri Ganesh Manna, Advocate in the Court of the Learned 10<sup>th</sup> Civil Judge [Senior Division] at Alipore and Learned 6<sup>th</sup> Civil Judge [Junior Division] at Alipore and in the Court of the Learned 2<sup>nd</sup> Civil Judge [Junior Division] at Alipore in the names of (i) Chandi Bala Mondal from the year 2003 to 2006, (ii) Hemanta Mondal from the year 2003 to 2004, (iii) Manoranjan Mondal from the year 2003 to 2006, Md. Nadeem from the year 2011 to 2015, (iv) Ramen Naskar from the year 2009 to 2013, (v) Smt. Rupali Roy from the year 2013 to 2015, (vi) Atanu De from the year 2015 to 2016, (vii) Sanjit Mondal from the year 2014 to 2015, (viii) Md. Tanweer Qasim Mohnavi from the year 2012 to 2015, (ix) Smt. Rekha Rani Sau from the year 2011 to 2015, (x) Sukanta Deb from the year 2011 to 2013, (xi) Chitta Malik from the year 2011 to 2015, (xii) Smt. Rama Banerjee from the year 2013 to 2015 (xiii) Ashutosh Mukhopadhyay and Smt Bratati Mukhopadhyay from the year 2003 to 2015 (xiv) Siddhartha Mukherjee from the year 2010 to 2015 Annexed herewith and marked with letter **"C"**.

e) Report dated 10.10.2018 of the Court Search conducted by Sri Timir Das, Clerk to Mr. Biplab Behari Chakrabarti, Advocate in the Court of the Learned 10<sup>th</sup> Civil Judge [Senior Division] at Alipore and Learned 6<sup>th</sup> Civil Judge [Junior Division] at Alipore from the year 2014 to 2018. Annexed herewith and collectively marked with letter **"C-1"**.

d) Official reply received from the office of the Land Acquisition Collector, South 24-Parganas vide Memo No.LA/info/1906/P/Alipore-12 dated 13.12.2012 Annexed herewith and marked with letter **"D"**.

e) Certified copies of the Land Reforms Record of Rights (ROR) obtained from the office of the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas. Annexed herewith and marked with letter **"E"**.

f) Conversion Certificates issued by the Block Land & Land Reforms Officer Bishnupur-I at Bhasa South 24-Parganas vide Memo Nos.S-2/569/13, S-2/574/13, S-2/577/13, S-2/581/13, S-2/578/13, S-2/579/13, S-2/580/13, S-2/576/13, S-2/583/13, S-2/584/13 and S-2/573/13 all dated 05.08.2015, S-2/305/13, S-2/296/13 both dated 03.06.2015, S-2/843/13, S-2/847/13 and S-2/845/13 all dated 22.09.2015, S-2/413/13 and S-2/414/13 both dated 22.06.2015, S-2/215/13, S-2/216/13 both dated 31.03.2014, S-2/852/13 dated 22.09.2015, S-2/568/13 dated 05.04.2015, S-2/892 dated 06.10.2015, S-2/928/13, S-2/929/13, S-2/931/13, S-2/932/13 both dated 15.10.2015, S-2/305/13 dated 03.06.2015, S-2/900/13, S-2/893/13, S-2/894/13, S-2/895/13, S-2/896/13, S-2/897/13, S-2/898/13 and S-

2/899/13 all dated 06.10.2015, S-2/1077/13, S-2/1079/13, S-2/1082/13 all dated 23.12.2015, S-2/94/16, S-2/95/16, S-2/96/16, S-2/97/16 all dated 29.01.2016 Annexed herewith and collectively marked with letter "F".

g) Official reply received from the office of the Kolkata Metropolitan Development Authority (KMDA) vide Memo No.394/KMDA/Estt./LAM-792 (Pt.) dated 20.11.2014 Annexed herewith and marked with letter "G".

h) Official reply received from the office of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 vide Memo No. 1/6/8/ULC dated 7.9.2015. Annexed herewith and marked with letter "H".

### 3. SCOPE LIMITATION:

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

We have assumed that the copies of the documents and papers, and original reports and letters provided to us:

- a) are genuine documents, papers, reports and letters;
- b) bear the genuine signatures, dates, stamps, seals and other markings;
- c) in connection with any particular issue are the only documents available with the Owners relating to such issue;
- d) have not been superseded by any other document not made available to us for whatever reason;
- e) are true, correct and 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.

We have not carried out any searches ourselves or under our supervision and relied upon the above reports submitted to us by the client and this Report is being prepared solely based on those.

To the extent possible, we have relied upon documents and records provided by the representative of the Owners abovenamed and this Report is being prepared solely based on those. Valuation and physical verification of the land are not part of our scope of work as such no physical verification of the said land has been made by us.

We have taken due care for preparation of this report, however, it, 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 Client 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.

### **WHEREAS:**

A. One Tarini Chandra 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 235 Decimals be the same a little more or less situate lying at Mouza Daulatpur, J.L. No.79, Police Station-Bishnupur, R.S. and L.R. Dag Nos.33 (153 decimals) and 34 (82 decimals), R.S. Khatian No.228 in the District of the then 24-Parganas (hereinafter referred to as the "**said entire first plot of land**").

B. One Bipin Behari Baidya was seized and possessed and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring an area of 72 Decimals be the same a little more or less situate lying at Mouza Daulatpur, J.L. No.79, Police Station-Bishnupur, R.S. and L.R. Dag No.48, R.S. Khatian No.296 in the District of South 24-Parganas (hereinafter referred to as the "**said entire second plot of land**").

C. The said Tarini Chandra Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his three sons namely Digamabar Mondal, Balai Chandra Mondal and Dayal alias Doyal Chandra Mondal and three daughters namely Smt. Kamini Bor, Smt. Durga Bor and Smt. Tarangini Dhara as his only heirs, heiresses and legal representative who upon his death jointly inherited the **said entire first plot of land** in equal shares.

D. The said Smt. Kamini Bor who during her lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving her surviving her husband Sudhyana Kumar Bor and only son namely Palan Chandra Bor and only daughter Smt. Bijoli Bala Mal, who upon her death jointly inherited her undivided 1/6<sup>th</sup> part or share in the **said entire first plot of land**.

E. By a Deed of Conveyance dated the 20<sup>th</sup> day of February, 1956 made between the said Bipin Behari Baidya therein referred to as Vendor of the One Part and the said Digamabar Mondal, Balai Chandra Monda



and Dayal alias Doyal Chandra Mondal therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Volume No.10, Pages 182 to 183, Being No.833 for the year 1956, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the **said entire second plot of land**.

F. By a Bengali Danpatra (Deed of Gift) dated the 4<sup>th</sup> day of March, 1986 made between the said Palan Chandra Bor and Smt. Bijoli Bala Mal therein jointly referred to as Donors of the One Part and the said Digamabar Mondal, Balai Chandra Mondal and Dayal alias Doyal Chandra Mondal therein jointly referred to as the Donees of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Volume No.16, Pages 459 to 464, Being No.1397 for the year 1986, the said Donors jointly therein out of their love and affection towards the Donees therein granted, transferred, conveyed, assigned and assured unto and in favour of the Donees therein All That the piece and parcel of land measuring an area of 28 Decimals be the same a little more or less out of the undivided part or share of the **said entire first plot of land**, which they jointly acquired by way of inheritance from their mother Smt. Kamini Bor.

G. By another Bengali Danpatra (Deed of Gift) dated the 4<sup>th</sup> day of March, 1986 made between the said Smt. Tarangini Dhara therein referred to as Donor of the One Part and the said Digamabar Mondal, Balai Chandra Mondal and Dayal alias Doyal Chandra Mondal therein jointly referred to as the Donees of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Volume No.16, Pages 471 to 475, Being No.1399 for the year 1986, the said Donor therein out of her love and affection towards Donees therein granted, transferred, conveyed, assigned and assured unto and in favour of the Donees therein All That the piece and parcel of land measuring an area of 39.17 Decimals be the same a little more or less out of the **said entire first plot of land**, which she acquired by way of inheritance from her father Tarini Chandra Mondal.

H. By a Bengali Kobala dated the 5<sup>th</sup> day of March, 1986 made between the said Sudhyana Kumar Bor therein referred to as Vendor of the One Part and the said Digamabar Mondal, Balai Chandra Mondal and Dayal alias Doyal Chandra Mondal therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Being No.1455 for the year 1986, the said Vendor therein for the consideration mentioned therein granted,



transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 13.06 Decimals be the same a little more or less out of the **said entire first plot of land**, which he acquired by way of inheritance from her deceased wife Smt. Kamin Bor.

I. By another Bengali Danpatra (Deed of Gift) dated the 3<sup>rd</sup> day of June, 1986 made between the said Smt. Durga Bala Bor therein referred to as Donor of the One Part and the said Digamabar Mondal and Dayal alias Doyal Chandra Mondal therein jointly referred to as the Donees of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Volume No.16, Pages 369 to 377, Being No.3722 for the year 1986, the said Donor therein out of their love and affection towards the Donees therein granted, transferred, conveyed, assigned and assured unto and in favour of the Donees therein All That the piece and parcel of land measuring an area of 39.17 Decimals be the same a little more or less out of the **said entire first plot of land**, which she acquired by way of inheritance from her father Tarini Chandra Mondal.

J. Thus the said Digamabar Mondal, Balai Chandra Mondal and Dayal alias Doyal Chandra Mondal became jointly seized and possessed of the and/or otherwise well and sufficiently entitled to All That the **said entire first plot of land** and the **said entire second plot of land** each having respective undivided proportionate share (hereinafter collectively referred to as the **said entire land**).

K. The said Balai Chandra Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Shachi Rani Mondal and three daughters namely Smt. Ashima Mondal, Smt. Susama Sen nee Mondal and Smt. Panchi Bala Singh nee Mondal as his only heiresses and legal representatives who upon his death jointly inherited his undivided 1/3<sup>rd</sup> part or share in the said entire land in equal shares.

L. By an Indenture of Conveyance dated the 9<sup>th</sup> day of February, 1989 made between the said Smt. Shachi Rani Mondal, Smt. Ashima Mondal, Smt. Susama Sen nee Mondal and Smt. Panchi Bala Singh nee Mondal therein jointly referred to as Vendors of the One Part and the said Digamabar Mondal and one Smt. Chandi Bala Mondal therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Volume No.31, Pages 223 to 230, Being No.478 for the year 1998, the said Vendors therein for the consideration mentioned therein





granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 9 Decimals be the same a little more or less in R.S. and L.R. Dag Nos.33 and 34 out of the **said entire land**, which they jointly acquired by way of inheritance from their predecessor in title namely Balai Chandra Mondal.

M. By a Deed of Conveyance dated 15<sup>th</sup> day of December, 1997 made between the said Smt. Ashima Mondal & Ors. therein referred to as the Vendor of the one part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur in Book No.1, Volume No.31, Pages 219 to 232 Being No.3463 for the year 1998. The said Vendor therein 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 measuring an area of 19.8 decimals be the same a little more or less out of the **said entire land** in R.S. & L.R. Dag No.34.

N. By another Indenture of Conveyance dated the 15<sup>th</sup> day of December, 1997 made between the said Smt. Shachi Rani Mondal, Smt. Ashima Mondal, Smt. Susama Sen nee Mondal and Smt. Panchi Bala Singh nee Mondal therein jointly referred to as Vendors of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.1, Volume No.31, Pages 219 to 232, Being No.3463 for the year 1998, the said Vendors therein 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 56.28 Decimals be the same a little more or less in R.S. and L.R. Dag Nos.33 and 34 out of the **said entire land**, which they have jointly acquired by way of inheritance from their predecessor in title namely Balai Chandra Mondal.

O. The said Dayal alias Doyal Chandra Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Behula Mondal and six sons namely Jayanta Mondal, Bishnupada Mondal, Ananta Mondal, Hemanta Mondal, Prasanta Mondal and Sushanta Mondal and three daughters namely Smt. Kanan Bala Mondal, Smt. Supriya Patra and Smt. Renuka Bar as his only heirs, heiresses and legal representative who upon his death jointly inherited the undivided proportionate part or share in the **said entire land** in equal shares and recorded their respective names in the office of the Block Land and Land



Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian Nos. being L.R. Khatian Nos.2070, 689, 1233, 33, 1058, 1976, 1274, 665, 1630 and 1800.

P. The said Digambar Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Chandi Bala Mondal and four sons namely Monoranjan Mondal, Niranjan Mondal, Sudarshan Mondal and Madhusudan Mondal and seven daughters namely Smt. Marubala Dalui, Smt. Astomibala Mondal, Smt. Saptami Gang, Smt. Sasthi Mondal, Smt. Panchami Mondal, Smt. Shyama Mondal and Smt. Anima Bhodhak as his heirs, heiresses and legal representative who upon his death jointly inherited his undivided proportionate part or share in the **said entire land** in equal shares.

Q. By two several Indentures of Conveyance both dated the 11<sup>th</sup> day of March, 1998 made between the said Smt. Chandi Bala Mondal, Monoranjan Mondal, Niranjan Mondal, Sudarshan Mondal, Madhusudan Mondal, Smt. Marubala Dalui, Smt. Astomibala Mondal, Smt. Saptami Gang, Smt. Sasthi Mondal, Smt. Panchami Mondal, Smt. Shyama Mondal and Smt. Anima Bhodhak therein jointly referred to as Vendors of the One Part and one Smt. Bratati Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.2, Pages 401 to 416 and 417 to 432, Being Nos.176 and 177 respectively for the year 2001, the said Vendors therein 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 measuring an area of 36 Decimals be the same a little more or less in R.S. and L.R. Dag Nos.33, 34 and 48 out of the **said entire land**.

R. By another Indenture of Conveyance dated the 25<sup>th</sup> day of June, 1999 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Madhusudan Ghosh and Smt. Mrinmoyee Ghosh therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.25, Pages 19 to 30, Being No.2191 for the year 1999, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**, which he acquired by way of purchase vide Deed No.3463 for the year 1998.



S. By four several Indentures of Conveyance dated the 25<sup>th</sup> day of February, 2000 and 12<sup>th</sup> day of April, 2000 made between the said Smt. Chandi Bala Mondal, Monoranjan Mondal, Nirranjan Mondal, Sudarshan Mondal, Madhusudan Mondal, Smt. Marubala Dalui, Smt. Astomibala Mondal, Smt. Saptami Gang, Smt. Sasthi Mondal, Smt. Panchami Mondal, Smt. Shyama Mondal and Smt. Anima Bhodhak therein jointly referred to as Vendors of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and all registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.2, Pages 358 to 400, 401 to 416, 417 to 432 and 433 to 448, Being Nos.175, 176, 177 and 178 respectively for the year 2001, the said Vendors jointly therein 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 measuring an area of 24 Decimals be the same a little more or less in R.S. and L.R. Dag No.48 out of the **said entire land.**

T. By another Deed of Conveyance dated 9<sup>th</sup> day of May, 2000 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the one part and one Tapen Banerjee, Subhash Banerjee and Apu Banerjee therein referred to as the Purchasers of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur in Book No.1, Volume No.11, Pages 219 to 232 Being No.1508 for the year 2000. The said Vendors therein 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 measuring an area of 3 Cottahs equivalent to 5 decimal be the same a little more or less decimals out of the said 19.8 decimals which was acquired by the said Ashutosh Mukhopadhyay by way of purchase by Deed No.3463 for the year 1988.

U. By another Indenture of Conveyance dated 9<sup>th</sup> day of May, 2000 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Hiralal Chowdhury and Uma Shankar Chowdhury therein jointly referred to as the Purchasers of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur, South 24-Parganas in Book No.1, Volume No.11, Pages 243 to 244, Being No.1509 for the year 2000. The said Vendor therein 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 2 cottahs 8 chittacks equivalent to 4 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.34.



V. Thereafter, the said Hiralal Chowdhury and Uma Shankar Chowdhury recorded their respective names in the records of the Block Land & Land Reforms Officer, Bishnupur in L.R. Khatian Nos.2245 and 2246 respectively.

W. By another Deed of Conveyance dated 15<sup>th</sup> day of December, 2000 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Anupam Ghosh and Arindam Ghosh therein referred to as the Purchaser of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur, South 24-Parganas in Book No.1, Volume No.43, Pages 480 to 492 Being No.4089 for the year 2000. The said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein **ALL THAT** the piece and parcel of land measuring an area of 4 cottahs be the same a little more or less out of the **said entire land** in R.S. & L.R. Dag No.34.

X. By another Indenture of Conveyance dated the 26<sup>th</sup> day of August, 2003 made between the said Smt. Behula Mondal, Jayanta Mondal, Bishnupada Mondal, Ananta Mondal, Prasanta Mondal, Sushanta Mondal, Smt. Kanan Bala Mondal and Smt. Renuka Bar therein jointly referred to as Vendors of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Volume No.6, Pages 172 to 189, Being No.333 for the year 2004, the said Vendors therein 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 measuring an area of 6 Decimals be the same a little more or less in R.S. and L.R. Dag Nos.33, 34 and 48 out of the **said entire land**.

Y. By another Indenture of Conveyance dated the 26<sup>th</sup> day of August, 2003 made between the said Smt. Behula Mondal, Jayanta Mondal, Bishnupada Mondal, Ananta Mondal, Prasanta Mondal, Hemanta Mondal, Sushanta Mondal, Smt. Kanan Bala Mondal, Smt. Supriya Patra and Smt. Renuka Bar therein jointly referred to as Vendors of the One Part and one Smt. Bratati Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar Bishnupur, in Book No.I, Being No.334 for the year 2004, the said Vendors therein 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

measuring an area of 54.5 Decimals be the same a little more or less in R.S. and L.R. Dag Nos.33, 34 and 48 out of the **said entire land**.

Z. The said Smt. Bratati Mukhopadhyay duly recorded her name in the office of the Block Land and Land Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian No. being L.R. Khatian No.2902.

AA. The said Ashutosh Mukhopadhyay duly recorded his name in the office of the Block Land and Land Reforms Officer, Bishnupur-I and obtained Land Reforms Khatian No. being L.R. Khatian No.2903.

BB. The said Niranjana Mondal who during his lifetime was a Hindu and governed by the Dayabhaga School of Hindu Law died intestate leaving him surviving his widow Smt. Lalita Mondal and three sons namely Bablu Mondal, Amit Mondal and Samit Mondal and only daughter namely Smt. Minoti Mullick as his heirs, heiresses and legal representative who upon his death jointly inherited his undivided proportionate part or share in the **said entire land** in equal shares.

CC. By another Deed of Conveyance dated the 1<sup>st</sup> day of July, 2004 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Smt. Tanushree Maity therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar, Bishnupur, in Book No.I, Volume No.37, Being No.2513 for the year 2004, the said Vendor therein 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 measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

DD. By another Indenture of Conveyance dated the 22<sup>nd</sup> day of February, 2006 made between the said Smt. Chandi Bala Mondal therein referred to as Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, Being No.6141 for the year 2006, the said Vendor therein 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 measuring an area of 16.5 Decimals be the same a little more or less in R.S. and L.R. Dag Nos.33, and 48 out of the **said entire land**.

EE. By an Indenture of Conveyance dated the 22<sup>nd</sup> day of February, 2006 made between the said Smt. Chandi Bala Mondal, Monoranjan



Mondal, Sudarshan Mondal, Madhusudan Mondal, Smt. Marubala Dalui, Smt. Astomibala Mondal, Smt. Saptami Gang, Smt. Sasthi Mondal, Smt. Panchami Mondal, Smt. Shyama Mondal, Smt. Anima Bhodhak, Smt. Lalita Mondal, Bablu Mondal, Amit Mondal, Samit Mondal and Smt. Minoti Mullick therein jointly referred to as Vendor of the One Part and the said Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.1, Being No.6142 for the year 2006, the said Vendor therein 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 measuring an area of 12 Decimals be the same a little more or less in R.S. and L.R. Dag No.48 out of the **said entire land**.

FF. By another Deed of Conveyance dated the 10<sup>th</sup> day of July, 2006 made between the said Smt. Chandi Bala Mondal, Monoranjan Mondal, Niranjan Mondal, Sudarshan Mondal, Madhusudan Mondal, Smt. Marubala Dalui, Smt. Astomibala Mondal, Smt. Saptami Gang, Smt. Sasthi Mondal, Smt. Panchami Mondal, Smt. Shyama Mondal and Smt. Anima Bhodhak therein jointly referred to as Vendors of the One Part and one Ashutosh Mukhopadhyay therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, South 24-Parganas, in Book No.1, Being No.6141 for the year 2006, the said Vendors jointly therein 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 measuring an area of 12 decimals be the same a little more or less in R.S. and L.R. Dag No.48 out of the **said entire land**.

GG. By another Deed of Conveyance dated 23<sup>rd</sup> day of October, 2009 made between the said Anupam Ghosh & Anr. therein jointly referred to as the VENDORS of the one part and one Ramen Naskar therein referred to as the PURCHASER of the other part and Registered at the office of the Additional District Sub-Registrar – Bishnupur, South 24-Parganas in Book No.1, C.D. Volume No.17, Pages 5695 to 5707, Being No.5631 for the year 2009. The said Vendors therein 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 measuring an area of 2 cottahs be the same a little more or less which they have acquired by way of purchase by Deed No.4089 of 2000 in R.S. & L.R. Dag No.34.

HH. By another Deed of Conveyance dated 23<sup>rd</sup> day of October, 2009 made between the said Anupam Ghosh & Anr. therein referred to as the



VENDORS of the one part and one Pradip Mondal therein referred to as the PURCHASER of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur, South 24-Parganas in Book No.1, C.D. Volume No.17, Pages 5610 to 5622, Being No.5635 for the year 2009. The said Vendors therein 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 measuring an area of 2 cottahs which they have acquired by way of purchase by Deed No.4089 of 2000 in R.S. & L.R. Dag No.34.

II. By another Deed of Conveyance dated the 27<sup>th</sup> day of May, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Sundar Kumar Maji and Rupa Mondal therein referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.13, Pages 3689 to 3707, Being No.3891 for the year 2011, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 2 cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

JJ. By another Deed of Conveyance dated the 27<sup>th</sup> day of May, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Jayanta Roy therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.13, Pages 3708 to 3726, Being No.3892 for the year 2011, the said Vendor therein 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 measuring an area of 4 cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

KK. By another Deed of Conveyance dated the 24<sup>th</sup> day of June, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Chitta Malik therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.16, Pages 1314 to 1332, Being No.4730 for the year 2011, the said Vendor therein 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 measuring an area of 2



cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

LL. By another Deed of Conveyance dated the 24<sup>th</sup> day of June, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Supratim Chowdhury therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, 24-Parganas, in Book No.I, CD Volume No.16, Pages 1404 to 1422, Being No.4735 for the year 2011, the said Vendor therein 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 measuring an area of 5 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

MM. By another Indenture of Conveyance dated the 12<sup>th</sup> day of August, 2011 made between the said Madhusudan Ghosh and Smt. Mrinmoyee Ghosh therein jointly referred to as Vendors of the One Part and one Smt. Subhra Naskar and Smt. Rama Banerjee therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, Volume No.21, Pages 540 to 564, Being No.6239 for the year 2011, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag Nos.33 and 34 out of the said entire land, which they acquired by way of purchase vide Deed No.2191 for the year 1999.

NN. By another Deed of Conveyance dated the 16<sup>th</sup> day of September, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Shibnath Mondal and Rina Mondal therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.27, Pages 2726 to 2746, Being No.8197 for the year 2011, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 2 cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

OO. By another Deed of Conveyance dated the 22<sup>nd</sup> day of November, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Md. Naseem and Md. Shamim





therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.27, Pages 5224 to 5244, Being No.8338 for the year 2011, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

PP. By another Deed of Conveyance dated the 29<sup>th</sup> day of November, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Smt. Rekharani Shaw therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.28, Pages 2790 to 2810, Being No.8496 for the year 2011, the said Vendor therein 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 measuring an area of 2 cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

QQ. By two several Deeds of Conveyance both dated the 16<sup>th</sup> day of December, 2011 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Raps Enterprise therein referred to as the Purchaser of the Other Part and both registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, both CD Volume No.30, Pages 828 to 848 and 849 to 869, Being Nos.8982 and 8983 respectively for the year 2011, the said Vendor therein 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 measuring an area of 8 cottahs equivalent to 13.22 Decimals be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

RR. By another Deed of Conveyance dated the 24<sup>th</sup> day of December, 2011 made between the said Raps Enterprise therein referred to as Vendor of the One Part and one Sukanta Deb therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.25, Pages 4710 to 4735, Being No.7089 for the year 2011, the said Vendor therein 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 measuring an area of 8 cottahs equivalent to 13.22 Decimals be the same a little more or less in



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R.S. and L.R. Dag No.33 out of the said entire land, which it acquired by way of purchase vide Deed Nos.8982 and 8983 for the year 2011.

SS. By another Deed of Conveyance dated the 25<sup>th</sup> day of April, 2012 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Tanweer Qasim Mohnavi therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.11, Pages 2353 to 2373, Being No.3266 for the year 2012, the said Vendor therein 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 measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land** which he acquired by way of purchase vide Deed No.3463 for the year 1998.

TT. By a Deed of Conveyance dated the 30<sup>th</sup> day of April, 2012 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Atanu Dey and Apurba Bandopadhyay therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.11, Pages 1464 to 1485, Being No.3575 for the year 2012, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 5 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land** which he acquired by way of purchase vide Deed No.3463 for the year 1998.

UU. By another Deed of Conveyance dated the 30<sup>th</sup> day of May, 2012 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Pradipta Kumar Maity therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.18, Pages 4048 to 4068, Being No.5547 for the year 2012, the said Vendor therein 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 measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

VV. By another Deed of Gift dated the 9<sup>th</sup> day of July, 2012 made between the said Ashutosh Mukhopadhyay therein referred to as Donor of the One Part and one Shreya Mukhopadhyay therein referred to as the



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Donee of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.18, Pages 3916 to 3941, Being No.5572 for the year 2012, the said Donor therein out of his natural love and affection towards the Donee therein granted, transferred, conveyed, assigned and assured unto and in favour of the Donee therein All That the piece and parcel of land measuring an area of 2 cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**.

WW. By another Deed of Conveyance dated 4<sup>th</sup> day of January, 2013 made between the said Ramen Naskar and Pradip Mondal therein referred to as the Vendors of the one part and one Smt. Rupali Roy therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.1, Pages 968 to 984, Being No.59 for the year 2013. The said Vendors therein 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 measuring an area of 4 cottahs equivalent to 7 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.34 which they have jointly acquired by way of purchase by Deed Nos.5631 of 2009 and 5635 of 2009.

XX. By another Indenture of Conveyance dated the 31<sup>st</sup> day of January, 2013 made between the said Smt. Subhra Naskar therein referred to as Vendor of the One Part and the said Smt. Rama Banerjee therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.2, Pages 3591 to 3622, Being No.676 for the year 2013, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That her undivided  $\frac{1}{2}$  part or share equivalent to 2 cottahs be the same a little more or less in the land purchased by them jointly vide Deed No.6239 for the year 2011.

YY. By another Deed of Conveyance dated the 7<sup>th</sup> day of August, 2013 made between the said Sukanta Deb therein referred to as Vendor of the One Part and one Star Plaza Pvt. Ltd. and Wriddhi Conclave Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.33, Pages 3486 to 3502, Being No.6492 for the year 2013, the said Vendor therein 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 measuring an area of 8 cottahs equivalent to 13.22 Decimals be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**, which he acquired by way of purchase vide Deed No.7089 for the year 2011.

ZZ. By another Deed of Conveyance dated the 21<sup>st</sup> day of November, 2013 made between the said Supratim Chowdhury therein referred to as Vendor of the One Part and one Eeshvi Real Estate Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the Additional District Sub-Registrar, Bishnupur, in Book No.I, CD Volume No.14, Pages 62 to 72, Being No.5835 for the year 2013, the said Vendor therein 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 measuring an area of 5 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land**, which he acquired by way of purchase vide Deed No.4735 for the year 2011.

AAA. By another Deed of Conveyance dated 7<sup>th</sup> day of July, 2014 made between the said Tapen Banerjee & Ors. therein jointly referred to as VENDORS of the one part and one Sanjit Mondal, Subrata Pailan and Debabrata Pailan therein jointly referred to as the PURCHASERS of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur in Book No.1, C.D. Volume No.14, Pages 1102 to 1116, Being No.3589 for the year 2014. The said Vendors therein 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 measuring an area of 3 Cottahs equivalent to 5 decimals which they jointly acquired by way of purchase by Deed No.1508 for the year 2000.

BBB. Thereafter, the said Smt. Rupali Roy mutated her name in the records of the Block Land and Land Reforms Officer, Bishnupur and obtained Land Reform Khatian No. being L.R. Khatian No.2996.

CCC. By another Indenture of Conveyance dated 16<sup>th</sup> day of January, 2015 made between the said Smt. Rupali Roy therein referred to as the VENDOR of the one part and one Esther Buildcon Private Limited therein referred to as the PURCHASER of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur, South 24-Parganas in Book No.1, C.D. Volume No.1, Pages 3805 to 3819 Being No.00263 for the year 2015. The said Vendor therein 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 measuring an area of 7 decimals out of the said entire land in R.S. & L.R. Dag No.34 which they have acquired by way of purchase by Deed No.59 for the year 2013.

DDD. By another Deed of Conveyance dated the 5<sup>th</sup> day of February, 2015 made between the said Md. Naseem and Md. Shamim therein referred to as Vendor of the One Part and one Illusion Developers Pvt. Ltd. and Ekaraj Infrastructure Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.4, Pages 3778 to 3796, Being No.1032 for the year 2015, the said Vendor therein 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 measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land** which he acquired by way of purchase vide Deed No.8338 for the year 2011.

EEE. By another Deed of Conveyance dated the 5<sup>th</sup> day of February, 2015 made between the said Tanweer Qasim Mohnavi therein referred to as Vendor of the One Part and one Illusion Developers Pvt. Ltd. and Ekaraj Infrastructure Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.4, Pages 3797 to 3813, Being No.1033 for the year 2015, the said Vendor therein 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 measuring an area of 4 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land** which he acquired by way of purchase vide Deed No.3266 for the year 2012.

FFF. By another Deed of Conveyance dated the 9<sup>th</sup> day of February, 2015 made between the said Atanu Dey and Apurba Bandopadhyay therein jointly referred to as Vendor of the One Part and one Eakraj Builder Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.4, Pages 4156 to 4172, Being No.1034 for the year 2015, the said Vendor therein 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 measuring an area of 5 cottahs be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land** which he acquired by way of purchase vide Deed No.3575 for the year 2012.



G.G.G. By another Indenture of Conveyance dated the 20<sup>th</sup> day of February, 2015 made between the said Smt. Rama Banerjee therein referred to as Vendor of the One Part and one Etaka Homes Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South, in Book No.1, CD Volume No.6, Pages 114 to 133, Being No.1456 for the year 2015, the said Vendor therein 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 cottahs be the same a little more or less which she purchased vide Deed Nos.6239 for the year 2011 and 676 for the year 2013.

H.H.H. By another Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Phobos Agree Commercial Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1370 to 1387, Being No.2541 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.48.

III. By another Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Phobos Computers Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1454 to 1471, Being No.2543 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.48.

J.J.J. By another Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between the said Smt. Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Interior Decorators Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1323 to 1328, Being No.2552 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.48.

KKK. By another Indenture of Conveyance dated the 20<sup>th</sup> day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Thyone Travels Pvt. Ltd. therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South, in Book No.1, CD Volume No.9, Pages 1502 to 1519, Being No.2553 for the year 2015, the said Vendor therein 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 in Dag No.48.

LLL. By another Indenture of Conveyance dated 20<sup>th</sup> day of March, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Books & Periodicals Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1539 to 1556, Being No.2554 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.48.

MMM. By another Indenture of Conveyance dated 24<sup>th</sup> day of March, 2015 made between one Smt. Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Agro Marketing Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1354 to 1369, Being No.2550 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.48.

NNN. By another Deed of Conveyance dated the 10<sup>th</sup> day of April, 2015 made between the said Chitta Malik therein referred to as Vendor of the One Part and one Ekaraj Infrastructure Pvt. Ltd. and Ekaraj Builder Pvt. Ltd. therein jointly referred to as the Purchasers of the Other Part and



registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.I, CD Volume No.10, Pages 4882 to 4897, Being No.2957 for the year 2015, the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land measuring an area of 2 cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33 out of the **said entire land** which he acquired by way of purchase vide Deed No.4730 for the year 2011.

OOO. By another Indenture of Conveyance dated 19<sup>th</sup> April, 2015 made between the said Sanjit Mondal & Ors. therein jointly referred to as VENDORS of the one part and one Star Plaza Pvt. Limited and Wriddhi Conclave Private Limited therein jointly referred to as the PURCHASERS of the other part and Registered at the office of the Additional District Sub-Registrar - Bishnupur in Book No. 1, C.D. Volume No.3, Pages 4636 to 4652 Being No.1059 for the year 2015. The said Vendors therein 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 measuring an area of 3 Cottahs equivalent to 5 decimal be the same a little more or less which they jointly acquired by way of purchase vide Deed No.3589 for the year 2014.

PPP. By another Indenture of Conveyance dated 20<sup>th</sup> day of May, 2015 made between the said Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Image & Graphics Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.9, Pages 1388 to 1403, Being No.2551 for the year 2015. The said Vendor therein 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 measuring an area of 4 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.48.

QQQ. By another Indenture of Sale dated the 10<sup>th</sup> day of July, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Fringecup Builders Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 32514 to 32544, Being No.160405318 for the year 2015, the said Vendor therein 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 measuring an area of 10 Decimals be the same a little more or less in Dag No.33 out of the **said entire land**.

RRR. By another Indenture of Sale dated the 10<sup>th</sup> day of July, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as Vendor of the One Part and one Reedgrass Housing Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 32545 to 32575, Being No.160405319 for the year 2015, the said Vendor therein 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 measuring an area of 10 Decimals be the same a little more or less in Dag No.33 out of the **said entire land**.

SSS. By another Indenture of Sale dated the 4<sup>th</sup> day of August, 2015 made between the said Smt. Bratati therein referred to as Vendor of the One Part and one Soursop Realty Plus Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 49882 to 49912, Being No.160405910 for the year 2015, the said Vendor therein 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 measuring an area of 10 Decimals be the same a little more or less in Dag No.33 out of the **said entire land**.

TTT. By another Indenture of Sale dated the 4<sup>th</sup> day of August, 2015 made between the said Smt. Bratati therein referred to as Vendor of the One Part and one Rhamnus Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 49936 to 49969, Being No.160405912 for the year 2015, the said Vendor therein 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 measuring an area of 10 Decimals be the same a little more or less in Dag No.33 out of the **said entire land**.

UUU. By an Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between the said Smt. Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Thyone Filters Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar – IV, South 24-Parganas in Book



No.1, Volume No.1604-2015, Pages 49970 to 50003 Being No.160405913 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals in R.S. & L.R. Dag No. 34.

VVV. By an Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Maiden Grass Housing Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 51910 to 51941 Being No.160405914 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals out of the said entire land in R.S. & L.R. Dag No. 34.

WWW. By an Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Bllota Housing Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 50004 to 50035 Being No.160405915 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals out of the said entire land in R.S. & L.R. Dag No.34.

XXX. By an Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Anthriscus Reality Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 50036 to 50067 Being No.160405916 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals in R.S. & L.R. Dag No.34.



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YYY. By an Indenture of Conveyance dated 4<sup>th</sup> day of August, 2015 made between the said Smt. Bratati Mukhopadhyay therein referred to as the Vendor of the one part and one Montipora Builders Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, Volume No.1604-2015, Pages 50068 to 50101 Being No.160405917 for the year 2015. The said Vendor therein 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 measuring an area of 10 decimals out of the said entire land in R.S. & L.R. Dag No.34.

ZZZ. By another Deed of Conveyance dated the 4<sup>th</sup> day of August, 2015 made between the said Smt. Rekharani Shaw therein referred to as Vendor of the One Part and one Esther Properties Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District Sub-Registrar-IV, South 24-Parganas, in Book No.1, CD Volume No.1605-2015, Pages 51175 to 51204, Being No.160405969 for the year 2015, the said Vendor therein 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 measuring an area of 2 cottahs 8 chittacks be the same a little more or less in R.S. and L.R. Dag No.33, which she acquired by way of purchase vide Deed No.8496 for the year 2011.

AAAA. By a Deed of Gift dated 11<sup>th</sup> day of August, 2015 made between the said Uma Shankar Chowdhury therein referred to as the Donor of the one part and the said Hiralal Chowdhury therein referred to as the Donee of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.1604-2015, Pages 53077 to 53093, being No.160406177 for the year 2015. The said Donor therein out of his natural love and affection towards the Donee therein granted, transferred, conveyed, assigned and assured unto and in favour of the Donee therein **ALL THAT** his undivided part or share containing an area of 1 cottah 4 chittacks equivalent to 2 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.34, L.R. Khatian No. 2245 which he acquired along with Donee by way of purchase by Deed No.1509 for the year 2000.

BBBB. By another Indenture of Sale dated the 26<sup>th</sup> day of August, 2015 made between the said Smt. Bratati therein referred to as Vendor of the One Part and one Pitaya Realty Private Limited therein referred to as the Purchaser of the Other Part and registered at the Office of the District



Sub-Registrar-IV, South 24-Parganas in Book No.I, Volume No.1604-2015, Pages 64660 to 64688, Being No.160406467 for the year 2015, the said Vendor therein 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 measuring an area of 10 Decimals be the same a little more or less in Dag No.33 out of the **said entire land**.

CCCC. By another Indenture of Conveyance dated 10<sup>th</sup> day of July, 2015 made between the said Ashutosh Mukhopadhyay therein referred to as the Vendor of the one part and one Kudzo Griha Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District Sub-Registrar - IV, South 24-Parganas in Book No.1, C.D. Volume No.1604-2015, Pages 32401 to 32437, Being No.160405316 for the year 2015. The said Vendor therein 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 measuring an area of 8 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.48.

DDDD. By a Deed of Exchange dated the 29<sup>th</sup> day of February 2016 made between the Tapas Das therein referred to as the party of the First Party of the One Part and Leymus Realty Private Limited therein referred to as the Second Party of the other part and registered at the office of the District Sub- Registrar-IV, South 24-Pargans in Book No. I, Volume No. 1604-2016, Pages 36273 to 36290 and 37023 to 37040 Being No. 160401254 and 160401255 for the year 2016. The said First Party therein granted, transferred, conveyed, assigned and assured unto and in favour of the Second Party All that the piece and parcel of land containing an area of 6.6 decimals be the same situate lying at Mouza Daulatpur in R.S. and L.R. DAG No. 33 and 34 which he acquired by way of purchase vide Deed No. 8495 for the year 2011 and the said Second Party therein granted, transferred, conveyed, assigned and assured unto and in favour of the First Party All that the piece and parcel of land containing an area of 6.6. decimals be the same a little more or less out of 10 decimals which it acquired by way of purchase from the said Ashutosh Mukhopadhyay vide Deed No. 160405442 for the year 2015.

EEEE. By another Indenture of Conveyance dated the 4<sup>th</sup> day of March, 2016 made between the said Shibnath Mondal and Smt. Rina Mondal therein jointly referred to as the Vendors of the one part and one Thyone Image & Graphics Private Limited therein referred to as the Purchaser of the other part and Registered at the office of the District



Sub-Registrar – IV, South 24-Parganas in Book No.1, Volume No.1604-2016, Pages 39727 to 39749, Being No.160401389 for the year 2016. The said Vendors therein 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 measuring an area of 2 cottahs 8 decimals be the same a little more or less out of the said entire land comprised in R.S. & L.R. Dag No.33 which they acquired by way of purchase vide Deed No.8197 for the year 2011.

FFFF. Thus the said Fringecup Builders Private Limited, Reedgrass Housing Private Limited, Ashutosh Mukhopadhyay, Rhamnus Realty Private Limited, Soursop Realty Plus Private Limited, Pitaya Realty Private Limited, Star Plaza Private Limited, Wriddhi Conclave Private Limited, Eeshvi Real Estate Private Limited, Illusion Developers Private Limited, Ekaraj Infrastructure Private Limited, Ekaraj Builder Private Limited, Etaka Homes Private Limited, Esther Properties Private Limited, Thyone Travels Private Limited, Phobos Computers Private Limited, Thyone Books & Periodicals Private Limited, Thyone Agro Marketing Private Limited, Thyone Interior Decorators Private Limited, Phobos Agri Commercial Private Limited, Thyone Image & Graphics Private Limited, Kudzo Griha Private Limited, Ballota Housing Private Limited, Maidengrass Housing Private Limited, Thyone Filters Private Limited, Anthriscus Realty Private Limited, Montipora Builders Private Limited, Sundar Kumar Maji, Rupa Mondal, Jayanta Roy, Shreya Mukhopadhyay, Esther Buildcon Private Limited, Pradipta Kumar Maity, Smt. Tanushree Maity and Leymus Realty Private Limited, Hiralal Choudhury and Bratati Mukhopadhyay became the absolute owners of All that the piece and parcel of land containing an area of 307 decimals be the same a little more or less situate lying at Mouza Daulatpur J.L. No.79, Police Station-Bishnupur, Touzi No.1299, R.S. and L.R. Dag Nos. **33** (153 decimals) and **34** (82 decimals), L.R. Khatian Nos.2731, 2732, 4131, 4219, 4225, 4230, 4228, 2903, 2902, 4242, 4241, 4250, 3013, 3012, 3214, 4143, 4243, 4147, 4146, 4224, 4244, 4245, 4246, 4240, 4134, 4174, 2246, 4239, 4184 and 4231 and R.S. and L.R. Dag No. **48** (72 decimals), L.R. Khatian Nos.4183, 4185, 4179, 4181, 4180, 4182, 4226 and 4184 in the District of South 24-Parganas, under Kulerdari Gram Panchayat (hereinafter referred to as the **said land**).

FFFF. By a Deed of Gift dated 17<sup>th</sup> day of August, 2017 made between Shreya Mukhopadhyay therein referred to as the Donor of the One Part and Siddhartha Mukherjee alias Mukhopadhyay therein referred to as the Donee of the Other Part and registered at the of the Additional District Sub-Registrar, Bishnupur South 24-Parganas in Book No.I, Volume No.1613-2017, Pages 96693 to 96713, Being No.161304686 for



the year 2017 the said Shreya Mukhopadhyay out of her love and affection granted, transferred, conveyed, assigned and assured unto and in favour of her brother Siddhartha Mukherjee alias Mukhopadhyay All That her undivided 1/3<sup>rd</sup> part or share in the said land of Ashutosh Mukhopadhyay.

GGGG. The said Wriddhi Conclave Private Limited has since been converted into a limited liability partnership, namely the Owner No.14 herein, and a certificate of incorporation dated 29.03.2017 has been issued by the Registrar of Companies, West Bengal.

HHHH. The said Eeshvi Real Estate Private Limited has since been converted into a limited liability partnership, namely the Owner No.15 herein, and a certificate of incorporation dated 28.03.2017 has been issued by the Registrar of Companies, West Bengal.

IIII. The said Ekaraj Infrastructure Private Limited has since been converted into a limited liability partnership, namely the Owner No.17 herein, and a certificate of incorporation dated 28.03.2017 has been issued by the Registrar of Companies, West Bengal.

JJJJ. The said Ekaraj Builder Private Limited has since been converted into a limited liability partnership, namely the Owner No.18 herein, and a certificate of incorporation dated 28.03.2017 has been issued by the Registrar of Companies, West Bengal.

KKKK. The said Etaka Homes Private Limited has since been converted into a limited liability partnership, namely the Owner No.19 herein, and a certificate of incorporation dated 29.03.2017 has been issued by the Registrar of Companies, West Bengal.

LLLL. The said Esther Properties Private Limited has since been converted into a limited liability partnership, namely the Owner No.20 herein, and a certificate of incorporation dated 27.03.2017 has been issued by the Registrar of Companies, West Bengal.

MMMM. The said Easter Buildcon Private Limited has since been converted into a limited liability partnership, namely the Owner No.21 herein, and a certificate of incorporation dated 30.03.2017 has been issued by the Registrar of Companies, West Bengal.

## **5. RESULT OF THE SEARCHES:**

On perusal of the reports as aforesaid we find that the result of the aforesaid searches are as follows:



**a] Registration Offices:**

From the Index-II searches made in respect of R.S. Dag Nos.33, 34 and 48 during the aforementioned period at the office of Registrar of Assurances, Kolkata, it transpires that the concerned Pages for the years 1982, 1987, 1992, 1993, 1994 and 2000 are torn and/or partly torn and Volumes are transferred therefore not available for the years 1984, 1985 and 1986, and Books are not available for the years 1997 and 1999. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag Nos.33, 34 and 48, during the aforementioned period at the office of District Registrar, Alipore, it transpires that the concerned Pages for the years 1988, 1991, 1994, 1999, 2000 and 2001 are torn and/or partly torn and the volumes for the years 1982, 1983, 1984, 1985 1986 and 1987. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

From the Index-II searches made in respect of R.S. Dag Nos.33, 34 and 48, during the aforementioned period at the office of the Additional District Sub-Registrar, Bishnupur, it transpires that the concerned Pages for the year 1989 is torn and/or partly torn, Volumes are transferred therefore not available for the years 1983, 1984 and 1999 and Books are not available for the year 1991. From the available records it transpires that there is no adverse entry against the **said land** during the aforementioned period.

**b] Courts:**

From the searches made at the respective Courts both (Senior and Junior Divisions). It appears that no money suit, title suit, money execution case, title execution case has been filed against the names of (i) Chandi Bala Mondal from the year 2003 to 2006, (ii) Hemanta Mondal from the year 2003 to 2004, (iii) Manoranjan Mondal from the year 2003 to 2006, Md. Nadeem from the year 2011 to 2015, (iv) Ramen Naskar from the year 2009 to 2013, (v) Smt. Rupali Roy from the year 2013 to 2015, (vi) Atanu De from the year 2015 to 2016, (vii) Sanjit Mondal from the year 2014 to 2015, (viii) Md. Tanweer Qasim Mohnavi from the year 2012 to 2015, (ix) Smt. Rekha Rani Sau from the year 2011 to 2015, (x) Sukanta Deb from the year 2011 to 2013, (xi) Chitta Malik from the year 2011 to 2015, (xii) Smt. Rama Banerjee from the year 2013 to 2015 (xiii) Ashutosh Mukhopadhyay and Smt. Bratati Mukhopadhyay from the year

2003 to 2015 (xiv) Siddhartha Mukherjee from the year 2010 to 2015 in the aforesaid Courts touching the **said Land**.

From the searches made in the respective Courts both (Senior and Junior Divisions). It appears that no money suit, title suit, money execution case, title execution case has been filed against the names of the said Fringecup Builders Private Limited, Reedgrass Housing Private Limited, Ashutosh Mukhopadhyay, Rhamnus Realty Private Limited, Soursop Realty Plus Private Limited, Pitaya Realty Private Limited, Star Plaza Private Limited, Wriddhi Conclave LLP, Eeshvi Real Estate LLP, Illusion Developers Private Limited, Ekaraj Infrastructure LLP, Ekaraj Builder LLP, Etaka Homes LLP, Esther Properties LLP, Thyone Travels Private Limited, Phobos Computers Private Limited, Thyone Books & Periodicals Private Limited, Thyone Agro Marketing Private Limited, Thyone Interior Decorators Private Limited, Phobos Agri Commercial Private Limited, Thyone Image & Graphics Private Limited, Kudzo Griha Private Limited, Ballota Housing Private Limited, Maidengrass Housing Private Limited, Thyone Filters Private Limited, Anthriscus Realty Private Limited, Montipora Builders Private Limited, Sundar Kumar Maji, Rupa Mondal, Jayanta Roy, Shreya Mukhopadhyay, Esther Buildcon LLP, Pradipta Kumar Maity, Smt. Tanushree Maity and Leymus Realty Private Limited, Hiralal Choudhury and Bratati Mukhopadhyay, in the aforesaid Courts touching the **said Land**.

**c] Land Acquisition Collector, South 24-Parganas:**

From the searches made in the office of the Land Acquisition Collector, South 24-Parganas, it transpires that presently, the **said land** is not affected by any acquisition or requisition proceedings.

**d] Block Land & Land Reforms Officer, Bishnupur-I at Bhasa South 24-Parganas:**

From the searches made at the office of the B.L. & L.R.O., Bishnupur-I, it transpires that the recorded owners in respect of the abovementioned dag No. are **Fringecup** Builders Private Limited, (10 decimal), L.R. Khatian No.4230, **Reedgrass** Housing Private Limited, (10 decimal), L.R. Khatian No.4228, **Ashutosh** Mukhopadhyay, (8 decimal), L.R. Khatian No.2903, **Bratati** Mukhopadhyay (16 decimals), L.R. Khatian No.2902, **Rhamnus** Realty Private Limited, (10 decimal), L.R. Khatian No.4242,



**Soursop** Realty Plus Private Limited, (10 decimal), L.R. Khatian No.4241, **Pitaya** Realty Private Limited, (10 decimal), L.R. Khatian No.4250, **Star Plaza** Private Limited, (10 decimal), L.R. Khatian No.3013, **Wriddhi** Conclave LLP, (9 decimal), L.R. Khatian No.4657, **Eeshvi** Real Estate LLP, (8 decimal), L.R. Khatian No.4656, **Illusion** Developers Private Limited, (7 decimal), L.R. Khatian No.4143, **Ekaraj** Infrastructure LLP, (10 decimal), L.R. Khatian No.4645, **Ekaraj** Builder LLP, (10 decimal), L.R. Khatian No.4666, **Etaka** Homes LLP, (6 decimal), L.R. Khatian No.4659, **Esther** Properties LLP, (4 decimal), L.R. Khatian No.4662, **Sundar** Kumar Maji (2 decimals), L.R. Khatian No.2731, **Rupa** Mondal (2 decimals), L.R. Khatian No.2732, **Jayanta** Roy (7 decimals), L.R. Khatian No.4131, **Shreya** Mukhopadhyay (4 decimals), L.R. Khatian No.4219, **Pradipta** Kumar Maity (6 decimals), L.R. Khatian No.4225, **Smt. Tanushree** Maity (6 decimals), L.R. Khatian No.4224, **Leymus** Realty Private Limited (6.6 decimals), L.R. Khatian No.4231, **Thyone** Travels Private Limited (10 decimals), L.R. Khatian No.4183, **Ballota** Housing Private Limited (10 decimals) L.R. Khatian No.4244, **Maidengrass** Housing Private Limited (10 decimals), L.R. Khatian No.4243, **Thyone** Filters Private Limited (10 decimals), L.R. Khatian No.4245, **Montipora** Builders Private Limited (10 decimals), L.R. Khatian No.4240, **Anthriscus** Realty Private Limited (10 decimals) L.R. Khatian No.4246, **Esther** Buildcon LLP (7 decimals), L.R. Khatian No.4134, **Hiralal** Choudhury (4 decimals), L.R. Khatian No.2246, **Phobos** Computers Private Limited (10 decimals), L.R. Khatian No.4185, **Thyone** Books & Periodicals Private Limited (10 decimals), L.R. Khatian No.4179, **Thyone** Agro Marketing Private Limited (10 decimals), L.R. Khatian No.4181, **Thyone** Interior Decorators Private Limited (10 decimals), L.R. Khatian No.4180, **Phobos** Agri Commercial Private Limited (10 decimals), L.R. Khatian No.4182, **Kudzo** Griha Private Limited (8 decimals), L.R. Khatian No.4226, **Thyone** Image & Graphics Private Limited (7 decimals), L.R. Khatian No.4184, the land in the abovementioned dag number has been classified as "Sali".

It is also evident from the Conversion Certificate obtained from the office of the Block Land and Land Reforms Officer Bishnupur-I, at Bhasa, South 24-Parganas that the **said Land** has been converted from "Sali" to "Bastu".

**e) Kolkata Metropolitan Development Authority:**

From the searches made in the office of the Kolkata Metropolitan Development Authority, it transpires that presently, the **said land** is not acquired for any KMDA project.

**f] Urban Land (Ceiling & Regulations) Act, 1976:**

From the searches made at the office of the Sub Division Officer and Competent Authority, under Urban Land (Ceiling & Regulations) Act 1976, it transpires that **said land** in question is not vested.

**6. CERTIFICATION:**

On perusal of the aforesaid Reports and documents furnished by the client and based on the official reports obtained by the client from the offices and departments concerned, we are of the view that the title of the **said land** in question appears to be marketable and the Owners have marketable title to the same.

Dated this <sup>29<sup>th</sup></sup> day of November, 2018.

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

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

T01022.1.1

