

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA, KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date : 07.07.2014..

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land total measuring about **186.8 decimal** be the same a little more or less in R.S. Dag No.- 1545, 1545/1914, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1552/1913, 1553, 1554, 1596/1911, 1532, 1555, 1556, 1592, 1596, R.S. Khatian No.- 1538, 1414, 1810, 508, 272, 531, 583, 1536, 265, 1803, 615, 556, 1206, 1418, comprised in Mouza- Barhans Fartabad, J.L. No. 47, **Holding No. 50, Barhans**, Ward No. 30 of Rajpur-Sonarpur Municipality under Sub-Registry Office and Police Station - Sonarpur within District- 24 Parganas (South).

PRESENT LAND OWNERS:-

(1) **SRI AJIT KUMAR DAS** son of- Late Surya Kumar Das, (2) **SMT. CHHANDA DAS** wife of- Sri Ajit Kumar Das, both by faith- Hindu, by occupation- Business, residing at- 167, Garia Main Road, Tentultala, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, (3) **ANUBHAB CONSTRUCTION** a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 and having its Office at "TANIA APARTMENT", 2250, Garia Place, Kolkata-700 084, P. S. Sonarpur and represented by its Partners (a) **SRI NARAYAN CHANDRA MUKHERJEE** son of- Late Sachindra Nath Mukherjee, (b) **SMT. LILI MUKHERJEE** wife of- Sri Narayan Chandra

M. Chatt

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Mukherjee, both by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- "Udita", Flat No. 306, Bengal Ambuja Housing, 1050/1, Survey Park, Santoshpur, P. S. Survey Park (old Purba Jadavpur), Kolkata- 700075, (4) **CITY STAR GRIHA UDYOG PRIVATE LIMITED** a Company registered under the provisions of Companies Act, 1956 and having its Registered Office at- 5, Gorky Terrace, 2nd Floor, Kolkata- 700017, (5) **SRI RABI SHANKAR GHOSHAL** son of- Sri Sarbatosh Ghoshal, by faith- Hindu, by occupation- Business, residing at- Fartabad, Amtala, P.O.- Garia, Kolkata- 700084 and (6) **SRI AMIT GANGULY** son of- Sri Ranjit Ganguly, by faith- Hindu, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084.

I have caused necessary searches in the Registrar of Assurances Office, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur for the period of last 21 (twenty one) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

1. That, one Biswambar Naskar executed a Deed of Settlement in favour of his two sons namely Kalipada Naskar and Ajay Naskar, the said

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Re. :

Date :

Deed of Settlement was registered on 01.08.1970, before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 37, Pages 4 to 7, Being No. 2554, for the year 1972 and as per the said Deed of Settlement Kalipada Naskar and Ajay Naskar, both sons of Biswambar Naskar, got the ownership of 9 decimal of land (out of which 6 decimal in R.S. Dag No. 1552 and 3 decimal in R.S. Dag No. 1552/1913, both in R.S. Khatian No. 265).

2. That, while enjoying the joint ownership of the said land of 9 decimal Kalipada Naskar and Ajay Naskar, both sons of Biswambar Naskar transferred their absolute ownership in respect of the said land to Basudev Saha, son of- Late Jogesh Chandra Saha by virtue of a Sale Deed registered on 13.11.1987 before District Registrar, Alipore and being Deed No. 16071 of 1987.
3. That, after purchasing the said land Basudev Saha mutated his name in the Rajpur-Sonarpur Municipality and paid Taxes thereon in respect of the said land and thereafter Basudev Saha while seized and possessed of the said land died intestate on 15.09.2010, leaving behind his wife Ratna Saha and his only son Ratnankur Saha and they became the joint owners of the said land of 9 decimal (6 decimal

W. Shaha

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

in R.S. Dag No. 1552 and 3 decimal in R.S. Dag No. 1552/1913, both in R.S. Khatian No. 265).

4. That, thereafter on 09.01.2012 Ratna Saha and Ratnankur Saha jointly sold the said land of 9 decimal (6 decimal in R.S. Dag No. 1552 and 3 decimal in R.S. Dag No. 1552/1913, both in R.S. Khatian No. 265) to Ajit Kumar Das and Chhanda Das (the Landowners No. 1 & 2 herein) by virtue of a Sale Deed registered before District Sub. Registrar- IV, Alipore and recorded in Book No. I, C.D. Volume No. 2, Pages 1461 to 1473, Being No. 410, for the year 2012;
5. That, by a Deed of Conveyance dated 8th September, 2006 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12812 for the year 2006, ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 10 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within R.S. Dag No. 1546 appertaining to R.S. Khatian No.

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

1538, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).

6. That, by a Deed of Conveyance dated 10th December, 2007 and made between Debasis Das and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 14016 for the year 2007, ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 8 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within R.S. Dag No. 1545 appertaining to R.S. Khatian No. 1414, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).
7. That, by a Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9415 for the year 2008 and ANUBHAB CONSTRUCTION has

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

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purchased and acquired ALL THAT piece and parcel of land containing an area of 8 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1545/1914 appertaining to R.S. Khatian No. 1538, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District- 24 Parganas (South).

8. That, by a Deed of Conveyance dated 8th September, 2006 and made between Subhranil Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee registered in the Office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I being Deed No. 12815 for the year 2006 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 13 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1553 & 1552 appertaining to R.S. Khatian No. 1536 & 265, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).
9. That, by a Deed of Conveyance dated 28th January, 2008 and made between Subhranil Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and

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Re. :

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(2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9414 for the year 2008 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 6.5 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within R.S. Dag No. 1552 appertaining to R.S. Khatian No. 265, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District- 24 Parganas (South).

10. That, by a Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its Proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9417 for the year 2008 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 7 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1549 appertaining to R.S. Khatian No. 272, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District- 24 Parganas (South).

M. Shetty.

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Re. :

Date :

11. That, by a Deed of Conveyance dated 8th September, 2006 and made between Ramco Filter Industries represented by its Proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12813 for the year 2006 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 6 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within R.S. Dag No. 1547 appertaining to R.S. Khatian No. 1810, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).

12. That, by a Deed of Conveyance dated 8th September, 2006 and made between Smt. Rina Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I being Deed No. 12860 for the year 2006 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 18 Decimals more or less and situate in Mouza-

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

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Barhans Fartabad and comprised within R.S. Dag No. 1551 appertaining to R.S. Khatian No. 583, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District- 24 Parganas (South).

13. That, by a Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its Proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9421 for the year 2008 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 9 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1552/1913 appertaining to R.S. Khatian No. 265, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).

14. That, by a Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its Proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of

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Re. :

Date :

Assurances- I, Kolkata and recorded in Book No. I being Deed No. 9422 for the year 2008 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 7 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1549 appertaining to R.S. Khatian No. 272, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).

15. That, by a Deed of Conveyance dated 8th September, 2006 and made between Ramco Filter Industries represented by its Proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 12814 for the year 2006 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 3 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within R.S. Dag No. 1548 appertaining to R.S. Khatian No. 508, J.L. No. 47, P. S. & Sub-Registry Office-Sonarpur, District-24 Parganas (South).

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

16. That, by a Deed of Conveyance dated 9th September, 2006 and made between Ramco Filter Industries represented by its Proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I being Deed No. 12801 for the year 2006 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 14 Decimals more or less and situate in Mouza-Barhans Fartabad and comprised within R.S. Dag No. 1532 appertaining to R.S. Khatian No. 1803, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).

17. That, by a Deed of Conveyance dated 28th January, 2008 and made between Ramco Filter Industries represented by its Proprietor Sri Biren Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances- I, Kolkata and recorded in Book No. I being Deed No. 9420 for the year 2008 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

an area of 10 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1554 appertaining to R.S. Khatian No. 1538, JL No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).

18. That, by a Deed of Conveyance dated 28th January, 2008 and made between Indranil Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being Deed No. 9412 for the year 2008 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 16 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1550 appertaining to R.S. Khatian No. 531, J.L. No. 47, P.S. & Sub-Registry Office Sonarpur, District- 24 Parganas (South).

19. That, by a Deed of Conveyance dated 28th January, 2008 and made between Smt. Rina Dasgupta and ANUBHAB CONSTRUCTION represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee and registered in the Office of the Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I being

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Deed No. 9411 for the year 2008 and ANUBHAB CONSTRUCTION has purchased and acquired ALL THAT piece and parcel of land containing an area of 7.5 Decimals more or less and situate in Mouza- Barhans Fartabad and comprised within R.S. Dag No. 1596 appertaining to R.S. Khatian No. 1206, J.L. No. 47, P. S. & Sub-Registry Office Sonarpur, District-24 Parganas (South).

20. That, by the aforementioned 15 several Deeds of Conveyance ANUBHAB CONSTRUCTION (the Landowners No. 3 herein) represented by its Partners (1) Sri Narayan Chandra Mukherjee and (2) Smt. Lily Mukherjee acquired diverse plots of land in Mouza-Barhans Fartabad which are contiguous to each other and containing an area of 143 Decimals more or less as mentioned hereinabove.

21. That, Dulali Bala Bhattacharjee, wife of- Tarini Kumar Bhattacharjee purchased the land measuring about 9 decimal in R.S. Dag No. 1555 from Rabilal Mondal & ors. by virtue of a Sale Deed which was registered on 10.08.1952 before Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 68, Pages 174 to 178, Being No. 6444, for the year 1952 and thereafter on 29.03.1954 by virtue of another Sale Deed Dulali Bala Bhattacharjee, wife of- Tarini Kumar Bhattacharjee purchased the land measuring about 4 decimal in R.S.

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Re. :

Date :

Dag No. 1556 from Mangal Das Naskar & ors. the said Sale Deed was registered before Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 22, Pages 95 to 97, Being No. 1293, for the year 1954;

22. That, by virtue of the said 2 (two) Sale Deeds, Dulali Bala Bhattacharjee became the owner of the land total measuring about 13 decimal, and in the Revisional Settlement Record-of-Rights (Parcha), the name of Dulali Bala Bhattacharjee has been published in respect of the said total land measuring about 13 decimal and after the demise of Dulali Bala Bhattacharjee her only son Mukul Bhattacharjee became the sole owner of the said land and while enjoying the sole ownership of the said land Mukul Bhattacharjee sold the said land measuring about 13 decimal out of which 9 decimal in R.S Dag 1555 and 4 decimal in R.S Dag No. 1556, as described in the Schedule hereunder to CITY STAR GRIHA UDYOG PRIVATE LIMITED (the Landowner No. 4 herein) by virtue of a Sale Deed which was duly registered on 02.12.2011 before A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 33, Pages 499 to 509, Being No. 13894, for the year 2011;

23. That, one Nudi Moni Dashi while being the owner and possessor in respect of the land total measuring about 14 decimal in R.S. Dag

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Date :

No. 1592 sold the said lands to Sri Kali Das Mukhopadhyay by virtue of a Sale Deed registered on 05.12.1951 before Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 96, Pages 54 to 58, Being No. 8593, for the year 1951;

24. That, while enjoying the said lands Sri Kali Das Mukhopadhyay died intestate leaving behind his wife Smt. Sailasree Mukhopadhyay, 4 (four) sons namely Sri Kripa Kinkar Mukhopadhyay, Sri Kamal Kumar Mukhopadhyay, Sri Kanak Kumar Mukhopadhyay, Sri Kumud Kumar Mukhopadhyay and only daughter Smt. Kunda Lakshmi Banerjee as his legal heirs and successors and all of them had been enjoying the joint undivided ownership of the same and thereafter on 28.01.1975 all the afore-stated legal heirs of Kali Das Mukhopadhyay executed a Deed of Partition amongst themselves in respect of the said land in R.S. Dag No. 1592, the said Deed of Partition was registered before District Registrar, Alipore and recorded in Book No. I, Volume No. 37, Pages 87 to 102, Being No. 532, for the year 1975;

25. That, as per the said Deed of Partition (i.e. Deed No. 532 of 1975) Smt. Kunda Lakshmi Banerjee (the only daughter of Kali Das Mukhopadhyay) got the ownership of the land in "Schedule-Ja" of the said Deed of Partition and thereafter she sold the land measuring

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Date :

about 3 cottahs 8 chittacks 0 sq. ft. of land in R.S. Khatian No. 1206, R.S. Dag No. 1592 to Sri Chayan Kumar Dey, son of- Sri Surendra Nath Dey, the said Sale Deed was registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 61, Pages 203 to 206, Being No. 4379, for the year 1980;

26. That, after purchasing the said land measuring about 3 cottahs 8 chittacks 0 sq. ft. of land in R.S. Khatian No. 1206, R.S. Dag No. 1592, Sri Chayan Kumar Dey, sold the same to Smt. Balbir Kaur by virtue of a Sale Deed registered on 04.12.1991 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 135, Pages 20 to 25, Being No. 7736, for the year 1991;

27. That, M/s. Hindusthan Housing and Land Development Trust was the recorded owner as per Revisional Settlement Record-of-Rights (Parcha) in respect of the land in R.S. Khatian No. 265, R.S. Dag No. 1552, and the said Company has been re-named as M/s. Hope India and by virtue of a Sale Deed registered before District Registrar, Alipore and being Deed No. 9906 of 1981 M/s. Hope India sold the land measuring about 7 decimal or 4 cottahs 3 chittacks 35 sq. ft., in R.S. Khatian No. 265, R.S. Dag No. 1552 to Sri Adhir Kumar Das, son of- Late Surendra Kumar Das and thereafter Sri Adhir Kumar Das

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

sold the land measuring about 1 cottah 0 chittack 4 sq. ft. in R.S. Khatian No. 265, R.S. Dag No. 1552 to Smt. Sudipta Rudra @ Sikha Rudra, wife of- Rajat Rudra;

28. That, by virtue of a Sale Deed registered on 09.02.1990 before District Registrar, Alipore and being Deed No. 1830 of 1990 Smt. Sudipta Rudra @ Sikha Rudra sold the said land measuring about 1 cottah 0 chittack 4 sq. ft. in R.S. Khatian No. 265, R.S. Dag No. 1552, to Sri Pijush Kanti Roy, son of- Sri Jitendra Nath Roy and thereafter on 25.04.1994 Sri Pijush Kanti Roy sold the said land to Sri Kehar Singh and Sri Sher Singh, by virtue of a Sale Deed registered before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 26, Pages 142 to 149, Being No. 1773, for the year 1994 and since purchasing the said land Sri Kehar Singh and Sri Sher Singh constructed a tin shed structures measuring about 200 sq. ft. standing thereon;

29. That, thus by virtue of the afore-stated Sale Deeds Smt Balbir Kaur, Sri Kehar Singh and Sri Sher Singh became the joint owners of the land total measuring about 7.46 decimal or 4 (four) cottahs 8 (eight) chittacks 4 (four) sq. ft. out of which 5.8 decimal or 3 cottahs 8 chittacks 0 sq. ft. of land in R.S. Khatian No. 1206, R.S. Dag No. 1592

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

and 1.66 decimal or 1 cottah 0 chittack 4 sq. ft. of land along with 200 sq. ft. tin shed structures standing thereon in R.S. Khatian No. 265, R.S. Dag No. 1552 both in Mouza- Barhans Fartabad and thereafter on 29.05.2012 Smt Balbir Kaur, Sri Kehar Singh and Sri Sher Singh jointly sold the said land to CITY STAR GRIHA UDYOG PRIVATE LIMITED (the Landowner No. 4 herein) by virtue of a Sale Deed which was duly registered before A.D.S.R. Sonarpur and recorded in Book No. I, C.D Volume No. 20, Pages 2959 to 2974, Being No. 7186, for the year 2012;

30. That, Sailendranath Ghoshal was the recorded owner of 18 decimal of land as per Revisional Settlement Record-of-Rights (Parcha) in R.S. Khatian No.- 583, R.S. Dag No.- 1551 and after his death on 01.07.1964 and that of his wife Smt. Kanak Lata Ghoshal their 7 (seven) sons namely 1) Sri Sunil Kumar Ghoshal, 2) Sri Sudhir Kumar Ghoshal, 3) Sri Subodh Kumar Ghoshal, 4) Sri Manindra Ghoshal, 5) Sri Bonbehari Ghoshal, 6) Sri Kamaksha Prasad Ghoshal, 7) Sri Jyoti Prakash Ghoshal jointly inherited the said total land of 18 decimal in R.S Dag No. 1551;

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DIBAKAR BHATTACHARJEE

ADVOCATE

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CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

31. That, on 10.12.1969 the aforesaid legal heirs of Sailendranath Ghoshal sold the said entire land of 18 decimal in R.S Dag No. 1551 to Sri Sanatan Haldar, son of Late Bhunjaram Haldar, by virtue of a Sale Deed which registered before D.S.R Alipore and recorded in Book No. I, Volume No. 160, Pages 09 to 14, Being No. 4754 of 1969;
32. That, after purchasing the said land of 18 decimal Sanatan Haldar sold 4 cottahs 12 chittacks 27 sq. ft of land to Sri Sunil Roy by virtue of a Sale Deed registered before D.R Alipore recorded in Book No.1, Volume No.294, Pages 290 to 301, Being No. 11415 for the year 1982 and by virtue of another Sale Deed Sanatan Haldar sold 4 cottahs 12 chittacks 27 sq. ft of land to Smt Bani Chowdhury which was registered before D.R Alipore recorded in Book No.1, Volume No.294, Pages 278 to 289, Being No. 11414 for the year 1982;
33. That, thus by virtue of the two Sale Deeds as aforesaid Sanatan Haldar total sold the land measuring about 15.8 decimal or 9 cottahs 9 chittacks 9 sq. ft. from his total purchased land of 18 decimal and thereby he retained the land measuring about 2.2 decimal in R.S Dag No. 1551 and after the death of Sanatan Haldar on 07.08.2009 and

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DIBAKAR BHATTACHARJEE

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

that of his wife Smt Jyotibala Haldar on 04.06.2009 their 6 (six) sons namely Shyamapada Haldar, Rampada Haldar, Lakshmanpada Haldar, Parthasarathi Haldar, Narayan Haldar, Bishnupada Haldar and 2 (two) daughters namely Gita Kayal wife of Chittaranjan Kayal, Laksmi Samanta wife of Ashok Samanta - all 8 (eight) of them became the joint owners of the said land measuring about 2.2 decimal and thereafter on 12.06.2013 the aforesaid legal heirs of Sanatan Haldar jointly sold the said land CITY STAR GRIHA UDYOG PRIVATE LIMITED (the Landowner No. 4 herein) by virtue of a Sale Deed which was duly registered before A.D.S.R, Sonarpur and recorded in Book No. I, C.D Volume No. 18, Pages 2421 to 2436, Being No. 7605, for the year 2013;

34. That, one Dharma Das Naskar got the ownership of the land measuring about 5 decimal in R.S. Dag No. 1547 by virtue of a Decree in terms of a solenama in the Partition Suit bearing T.S. No. 69 of 1942 with his other co-sharers;

35. That, while enjoying the said land measuring about 5 decimal in R.S.Dag No. 1547 Dharma Das Naskar died long before the enactment and passing of Hindu Succession Act, 1956 leaving behind his 2 (two) sons namely Sri Satwik Chandra Naskar and Sri Santosh Kumar

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Naskar as his only legal heirs and successors and both of them had been enjoying the joint ownership of the said land of Dharma Das Naskar;

36. That, on 03.06.1961 the afore-stated legal heirs of Dharma Das Naskar namely Sri Satwik Chandra Naskar and Sri Santosh Kumar Naskar jointly executed a Deed of Conveyance in respect of the said land measuring about 5 decimal in R.S Dag No. 1547 in favour of Sri Kisan Lal Kajaria, the said Deed of Conveyance was registered before Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 67, Pages 127 to 130, Being No. 5190, for the year 1961 and since purchasing the said land measuring about 5 decimal in R.S Dag No. 1547, Sri Kisan Lal Kajaria while enjoying the same sold it to CITY STAR GRIHA UDYOG PRIVATE LIMITED (the Landowner No. 4 herein) by virtue of a Sale Deed which was duly registered on 28.01.2013 before A.D.S.R, Sonarpur and recorded in Book No. I, C.D Volume No. 21, Pages 2231 to 2243, Being No. 8935, for the year 2013;

37. That, by virtue of the aforestated 4 (four) Sale Deeds CITY STAR GRIHA UDYOG PRIVATE LIMITED (the Landowner No. 4 herein)

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

became the owner of the land total measuring about 27.66 decimal as described hereinabove;

38. That, the name of Bhutnath Naskar has been published in the Revisional Settlement Record of Rights (Parcha) as the recorded owner in respect of the land measuring about 8 decimal in R.S. Khatian No. 1418, R.S. Dag No. 1596, Mouza-Barhans Fartabad;

39. That, after the demise of Bhutnath Naskar on 30.11.1983, his 2 (two) sons namely Tushar Kanti Naskar, Tapas Kanti Naskar and only daughter Sikha Das (now deceased), wife of-Late Gouranga Das jointly inherited the said land measuring about 8 decimal in R.S. Khatian No. 1418, R.S. Dag No. 1596, Mouza- Barhans Fartabad, under the provisions of Hindu Succession Law and after the demise of Sikha Das on 18.07.2008 (her husband Gouranga Das pre-deceased her on 30.03.1999) her only son Debasish Das inherited her share of land in the afore-stated land with his other co-sharers and thereafter on 06.02.2014 (1) Sri Tushar Kanti Naskar, (2) Sri Tapas Kanti Naskar, (3) Sri Debasish Das jointly gifted the said land of 8 decimal as stated hereunder to Sri Rabi Shankar Ghoshal

R. Ghoshal

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

(the Landowners No. 5 herein) by virtue of a Deed of Gift registered before A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 3, Pages 2531 to 2542, Being No. 1190, for the year 2014;

40. That, originally Sri Nanigopal Sarder and Sri Hiralal Sarder, both sons of- Late Ramchandra Sarder got their joint right, title and interest in respect of the land measuring about 6.66 decimal by Record-of-Rights (Parcha) in Mouza- Barhans Fartabad, J.L. No.- 47, R.S. Dag No.- 1548, R.S. Khatian No.- 508, according to Law of Inheritance, under the provisions of Hindu Law;
41. That, after the demise of Sri Nanigopal Sarder on 21.11.1979, his 2 (two) sons namely Sri Subhendu Sekhar Sarder and Sri Ardhendu Sekhar Sarder inherited his 50% Share in the land (i.e. 3.33 decimal);
42. That, after the demise of Sri Hiralal Sarder on 08.03.1980, his son Sri Purnendu Sekhar Sarder inherited his 50% Share in the land (i.e. 3.33 decimal);
43. That, by the afore-said way (i.e. by Law of Inheritance) Sri Subhendu Sekhar Sarder, Sri Ardhendu Sekhar Sarder and Sri Purnendu Sekhar Sarder got the joint ownership of total 6.66 decimal of land and on thereafter they jointly executed a Deed of Gift in favour

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ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

of Sri Pradyut Kumar Mondal the said Deed of Gift was registered before Additional Registrar of Assurances-I, Kolkata and after the demise of Sri Pradyut Kumar Mondal on 11.04.2010 his wife Smt. Nilima Mondal, and 2 (two) sons namely Sri Soumen Mondal and Sri Monmohan Mondal jointly inherited the afore-stated land of 6.66 decimal as per Hindu Law of Succession and thereafter on 25.06.2010 Smt. Nilima Mondal, Sri Soumen Mondal and Sri Monmohan Mondal jointly sold the said land of 6.66 decimal to Sri Amit Ganguly (the Landowners No. 6 herein) by virtue of a Sale Deed registered before A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 20, Pages 5853 to 5864, Being No. 7703, for the year 2010;

44. Thus, the Landowners herein by virtue of the afore-stated Sale Deeds became the owners of the land total measuring about 186.8 decimal as stated hereinabove and thereafter they also mutated their names in the Assessment Record of Rajpur Sonarpur Municipality in respect of the said land;

45. That, thereafter the Landowners herein entered into separate Development Agreement with CITY STAR GANGULY PROJECTS LLP for developing the said total land and thereafter the Landowners herein obtained sanctioned building Plan bearing No.

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

1254/CB/30/54 dated 19.11.2013 issued by Rajpur Sonarpur Municipality in respect of the said land.

I hereby certify that the above-mentioned lands of the present Landowners are free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee

ADVOCATE

DIBAKAR BHATTACHARJEE
ADVOCATE
HIGH COURT, CALCUTTA
10, KIRAN SANKAR ROY ROAD,
2nd. FLOOR, CALCUTTA - 700 001