

**REPORT ON TITLE**

Reg: Properties comprising in R.S. Dag Nos. 1319, 1320 and Part of R.S. Dag Nos. 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1321, 1322 and 1324, Mouza \_ Doharia, J.L. No.45, Holding No.59 within Ward No.17 of the Madhyamgram Municipality, P.S. Barasat, District North 24 Parganas.

	<b><u>PRESENT OWNERS</u></b>	<b><u>AREA IN DECIMALS</u></b>
1.	Tejomay Mitra	76.58
2.	Shanti Mitra	44.83
3.	Hashi Mitra	44.83
4.	Asoke Mitra	55.16
5.	Apurba Mitra	70.96
6.	Tapash Kumar Mitra	79.21
7.	Ganesh Mitra	76.58
8.	Srijan Niwas Private Limited	8.96
9.	Srijan Promoters Private Limited	8.96
10.	Srijan Infrearealty Private Limited	8.97
11.	Srijan Regency Private Limited	8.97
12.	Srijan Land & Building Private Limited	8.97
13.	Srijan Enclave Private Limited	8.96
14.	Srijan Complex Private Limited	6.915
15.	Charnock Estate Private Limited	8.96
16.	P.S. Buildcon Private Limited	6.915
17.	Arun Kumar Sancheti (HUF)	8.97
18.	Pradip Kumar Chopra	8.97
19.	Surendra Kumar Dugar	8.96
20.	Santosh Kumar Dugar	8.97
21.	P.S. Construction	8.96

Total Area : 569.56 Decimals equivalent to 17 Bighas 4 Cottahs 9 Chittacks 28 sq.ft only.

This is to certify that I have caused search through my clerk Mr A H Molla of the above mentioned Dag Numbers At Mouza Doharia in Index -II in connection with the Office of the Additional Registrar of Assurances-II, Kolkata during the period from 1967 to 2015 , the Offices of the District Registrar, Alipur and Barasat, during the period from 1967 to 2015 and the office of the Additional District Sub Registrar at Barasat for the period from 1967 to 2015 and during my searching period from the available records and documents of the above said offices and also in computer and on examination of the photocopies of the title deeds as well as other papers and documents supplied by the present owners, my report is as follows:

1. It appears from the photocopy of the deed of sale executed between Mrs. Waine Olga Williamson wife of Late Denisvarnon Williamson and Sri Tejomoy Mitra son of Late Satish Chandra Mitra on 07/04/1967 and registered in the office of the then Registrar, 24 Parganas at Alipur vide Being No. 1575 for the year 1967 in Book No.1, Volume No.67, Pages from 100 to 103 that some Satish Chandra Paik and Ratan Chandra Paik seized and possessed a plot of land measuring 1(one) acre 27(Twenty seven) decimals togetherwith tree and tank on the said plot of land having Rayati Mokarari right and lying and situate at Mouza- Dohariagram, Paragana - Anwarpur, Touzi No.146 of Alipur Collectory, J.L. No. 45, Rev. Survey No. 132, Khatian No. 212, Dag No. 1321 and 1322 under P.S. and S.R. Barasat, District the then 24 Parganas for more than twelve years without others interruptions by inheritance and sold the above-mentioned property to the said Mrs. Waine Olga Willamson on 15/11/1946 by a Sale Deed being registered in the office of the S.R. Barasat vide Being No. 4428 for the year 1946 in Book No.1, Volume No.59, Pages 60 to 63 and delivered possession of the said property to said Purchaser and thereafter said Mrs. Waine Olga Williamson seized and possessed the said property for more than twelve years by rearing fish on the tank and making cultivation on the said plot of land. Afterwards said Mrs. Waine Olga Williamson sold to said Sri Tejomay Mitra by the above sale deed undivided 1/4<sup>th</sup> share of the above-mentioned property measuring more or less 0.32 decimals morefully described therein.

2 *Tapan Kumar Lahiri*



2. It also appears from the photocopy of the Deed of sale executed between Dr. M.R.S. Ivy Cecil wife of Late Dr. Francis Cecil and Smt. Shanti Mitra wife of Sri Ganesh Chandra Mitra on 16/02/1972 and registered in the office of the then Registrar 24 Parganas at Alipur vide Being No. 468 for the year 1972 in Book No.1, Volume No.11, Pages from 17 to 23 that some Golam Mondal and others seized and possessed 3.31 acres of land in Mouza Doharia, P.S. Barsat, District the then 24 Parganas having rayati ~~right~~ right at an annual rent of Rs. 17/- under the landlords Balai Chand Biswas and Kanai Lal Biswas and said Golam Mandal & ors. Defaulted in payment of rent for which the landlords got a decree in Rent Suit No. 2022 of 1932 in 1<sup>st</sup> Munsiff at Barsat and purchase the same in auction sale and took possession of the same. Thereafter the landlords let out to their father Babu Hrishikesh Biswas for life a plot of land measuring 2.71 acres out of the aforesaid Danga land of 3.31 acres comprising in R.S. Dag Nos. 1317, 1319, 1320 & 1324 by a registered Deed of lease without having right to transfer his tenancy by sale or otherwise. Subsequently one Panchanan Mondal collusively and fraudulently took a patta in his favour purported to be executed by one Shova Mani Dasi who had no right, title and interest in respect of the said 2.33 acres of land out of the entire land. Said Hrishikesh Biswas surrendered the life tenancy in respect of the aforesaid land in favour of the landlords by a solenama filed in T.S. No. 38 of 1939 in 4<sup>th</sup> S.J. at Alipur. Thereafter the said landlords instituted a title suit being T.S. No.42 of 1943 in the 1<sup>st</sup> Court of Munsiff at Barasat against said Panchanan Mondal along with others as said Panchanan Mondal asserted possession in the said lands. Said Panchanan Mondal died during the pendency of the suit and his heirs were duly substituted in his place. Said heirs of Panchanan Mondal, since deceased surrendered their interest in the said 2.33 acres of land stated in the aforesaid patta dated 31/3/1938 for letting out to the said Panchanan Mondal and the said suit was decreed against the heirs of Panchanan Mondal in terms of the said Compromise on 15/03/1940. Subsequently while possessing the said plot of land by the said landlords Balai Chand Biswas and Kanai Lal Biswas granted a patta in favour of the said Dr. M.R.S. Ivy Cecil at a premium of Rs. 6986/- and at an annual rent of Rupees thirty two and four annas only on 24/02/1945 and after getting possession, said Dr. M.R.S. Ivy Cecil constructed a pucca structure on a portion of the said land and during the Revisional Settlement the said land was increased to 2.69 Decimals and rent was enhanced to Rs. 50/- per year payable to the State

- of West Bengal under the provisions of the Estate Acquisition Act of 1953 and the property was correctly recorded and finally published as Rayati Interest under the state and she was in exclusive possession on payment of rent to the State . Thereafter said Dr. M.R.S. Ivy Cecil sold a piece or parcel of undivided  $1/6^{\text{th}}$  share of land measuring  $44 \frac{5}{6}$  acres out of total land of 2.69 acres togetherwith trees, plant, tank and structures standing thereon comprised in C.S. & R.S. Dag Nos. 1317,1319, 1320, 1324 to Shanti Mitra on 16/02/1972 by a Deed of Sale being registered in the office of D.R., Alipur the then 24 Parganas vide Being No. 468 for the year 1972 in Book No.1, Volume No.11, Pages from 17 to 23.
3. Said Dr M.R.S. Ivy Cecil further sold a piece or parcel of undivided  $1/6^{\text{th}}$  share of total land of 2.69 acres measuring  $44 \frac{5}{6}$  acres togetherwith trees, plant, tank and structures standing thereon comprised in C.S. & R.S. Dag Nos. 1317,1319, 1320, 1324 L.S Khatian No. 169, R.S. Khatian No. 698, Touzi No.146, Pargana Anwarpur, Mouza – Doharia, J.L. No.45, Rev. Survey No. 132, P.S. Barasat to Tejamoy Mitra on 16/02/1972 by a Deed of Sale being registered in the office of D.R., Alipur, the then 24 Parganas vide Being No. 466 for the year 1972 in Book No.1, Volume No.13, Pages from 190 to 196.
4. Said Dr. M.R.S. Ivy Cecil further sold undivided  $1/6^{\text{th}}$  share of the aforesaid total land measuring  $44 \frac{5}{6}$  acres to Smt. Hashi Mitra on 16/02/1972 by a Deed of Sale being registered in the Office of the DR, Alipur, the then 24 Parganas vide Being No.465 for the year 1972 and recorded in Book No.1, Volume No.13, Pages from 190 to 196.
5. It appears from the photocopy of Deed of Sale executed between Mrs. Ida Doria Pinherio wife of Late William Gregory Pinherio and Sri Asoke Mitra, son of Late Sadhan Chandra Mitra on 04/02/1980 and registered in the office of the D.R, Alipur as being No. 662 for the year 1980 that One Hardhan Pramanick son of Late Manicklal Pramanick absolutely seized and possessed the land measuring more or less 2.53 acres togetherwith Mango groves and other trees thereon situate and lying at Mouza- Doharia, S.R. Barasat, District the then 24 Parganas and ultimately transferred the said property in favour of Mr. William Gregory Pinheria and Mrs. Teresz Henderson by a Deed of Sale executed on 22/02/1950 and registered in the office S.R., Alipur and recorded as Being No. 536 for the year 1950 in Book No.1, Volume No. 14, Pages from 257



to 259 and after completion of such sale said Mr. William Gregory Pinheria and Mrs. Terest Henderson became the joint owners of the said property. William Gregory instituted a suit for partition against Errol Steven Henderson and Arthur Oliver Henderson both being the legal heirs and successors of Teresa Henderson, since deceased in respect of the above mentioned property. Said suit was recorded as T.S. No. 19 of 1965 filed before the 1<sup>st</sup> court of subordinate Judge at Alipur and the said suit was decreed on 24/11/67 in preliminary form in terms of compromise. In accordance of the said Decree William Gregory Pinherio got and enjoyed two third share and Errol Steven Henderson and A.C. Henderson got and enjoyed one third share in separate compact allotment in the said property severally and absolutely against each other without any claim, demand or interruption whatsoever. Said William Gregory Pinherio died on 17/11/1976. Before his death by his last will and testament dated 02/08/1973. He declared his wife Mrs. Ida Doris Pinherio as the sole beneficiary and legatee of his will and thereby bequeathed absolutely and forever both moveable and immovable of whatsoever character acquired by him. He also appointed her as the sole executrix of the will. Immediately after the death of the said William Gregory Pinherio, said Mrs. Ida Doris Pinherio obtained Probate by the Court of the District Delegate at Alipur on 16/01/1976. Thus Mrs. Ida Doris Pinherio became the sole and absolute owner of the said property containing an area 1.68 acres of land out of 2.53 acres particularly described hereunder:

Mouza	Dag No.	Classification of land	Area of land
Doharia	1316	Shali	.31 (full portion)
Doharia	1315	Shali	.55 (full portion)
Doharia	1314	Shali	.07 (Half Portion)
Doharia	1318	Shali	.65 (half portion)
Doharia	1313	Shali	.56 (Half Portion)
Doharia	1312	Bagan	.39 (Half portion)

Subsequently said Mrs Ida Doris Pinheria sold a plot of land measuring of 1 Bigha 13 cottahs 6 chitacks equivalent to 55.16 decimals more or less out of her undivided 2/3<sup>rd</sup> share of aforesaid

land measuring 1.68 acres to Sri Ashok Mitra by the Deed of Sale stated above. The detail of the land sold to Asoke Mitra is described hereunder:-

District	Mouza	J.L. No.	R.S. No.	Police Station	Touzi	Khatian	Dag No.
24 Parganas	Doharia	45	132,139	Barasat	146	938	1316(Part)
24 Parganas	Doharia	45	132	Barasat	146	942	1315 (Part)
24 Parganas	Doharia	45	132	Barasat	146	942	1314 (Part)
24 Parganas	Doharia	45	132	Barasat	146	942	1318(Part)
24 Parganas	Doharia	45	132,139	Barasat	146	942	1313(Part)
24 Parganas	Doharia	45	182	Barasat	582	25	1312(Part)

6. Said Mrs. Ida Doris Pinheria further sold all that undivided piece and parcel of revenue paying Sali and bagan land containing an area of more or less 2(two) bighas 15(Fifteen) chittacks equivalent to 70.96 decimals more or less out of her total land mentioned above to Sri Apurba Mitra on 04/02/1980 by a Deed of Sale executed between Mrs. Ida Doris Pinherio and Sri Apurba Mitra and registered in the office of the D.R. 24 Parganas at Alipur and recorded as Being No. 660 for the year 1980 in Book No.1, Volume No. 8, Pages from 159 to 171. The detail of land sold to Sri Apurba Mitra is described hereunder:-

District	Mouza	J.L. No.	R.S. No.	Police Station	Touzi	Khatian	Dag No.
24 Parganas	Doharia	45	132,139	Barasat	146	938	1316(Part)
24 Parganas	Doharia	45	132	Barasat	146	942	1315(Part)
24 Parganas	Doharia	45	132	Barasat	146	942	1314(Part)
24 Parganas	Doharia	45	132	Barasat	146	25	1318(Part)
24 Parganas	Doharia	45	129/132	Barasat	146	25	1313(Part)
24 Parganas	Doharia	45	182	Barasat	582	645	1312(Part)



7. Said Mrs. Ida Doris Pinherio further sold all that undivided piece and parcel of revenue paying Sali and bagan land containing an area of 1(one) bigha out of her total land stated above to Sri Tapash Kumar Mitra on 04/02/1980 by a Deed of Sale executed between Mrs Ida Doris Pinherio and Sri Tapash Kumar Mitra and registered in the office of D.R., Alipur, 24 Parganas and recorded as Being No. 661 for the year 1980 in Book No.1, Volume No. 38, Pages 1 to 14. The details of land sold to Sri Tapash Kumar Mitra is same as has been stated above.
8. It appears from the photocopy of the Deed of Sale executed between (1) Sk. Maharam Ali son of Late Sk. Amir Ali, (2) Sk. Romjan Ali, (3) Sk. Najre Ali both sons of Late Sk. Golam Rabbani, (4) Sk Ahmad Ali, (5) Sk Esabulla both sons of Late Sk Sona Villa, (6) Sk Noor Ali, (7) Sk Johar Ali both sons of Sk. Rupchand as Vendors and Sri Tapash Kumar Mitra as Purchasers on 19/11/1971 and registered in the office of the S.R. Barasat and recorded as Being No. 6369 for the year 1971 in Book No.1, Volume No.80, Pages from 30 to 35 that said Vendors along with Sk. Akkach Ali, SkMasaref Ali and Sk Mahammad Ali jointly purchased a portion of 0.67 decimal land being Part of Dag No. 1311 and Khatian No. 645, Mouza Dohariagram, Pargana- Anwarpur, within Police Station and Sub Registry office Barsat, District 24 Parganas alongwith portion of other lands from Karimanochha Bibi of Bisharpara by a Deed of Sale executed between aforesaid Karimanochha Bibi as Vendor and aforesaid Sk Maharani Ali and others as purchasers on 26/11/1942 and registered in the office of the S.R. Barasat vide Deed No. 3041 for the year 1942 and while possessing their undivided portions of the said land as owners, said Sk Mohammed died intestate as a bachelor and Sk Ahmed Ali and Sk Esatullah got his share equally. As per Revisional settlement and in accordance with amicable partition and demarcation, said Sk Moharam Ali, Sk. Romjan Ali, Sk. Najre Ali, Sk Ahmad Ali, Sk Esabulla, Sk Noor Ali and Sk. Johar Ali acquired more or less .26 ½ decimals equivalent to 16 Cottahs 15 Chittacks 41 square feet and while seizing and possessing the aforesaid land they sold the same to said Tapash Kumar Mitra by virtue of the above-mentioned sale deed.
9. It also appears from the photocopy of the Deed of sale executed between Sk. Najre Ali, son of Late Sk. Golam Rabbani as Vendor and Sri Tapash Kumar Mitra son of Ganesh Chandra Mitra purchased on 26/02/1971 and registered in the office of the joint S.R., Barasat and recorded as

- Being No. 332 for the year 1971 in Book No.1, Volume No.5, Pages from 98 to 100 that said Sk. Najre Ali got a plot of Bagan Land measuring more or less .10 decimals out of .58 decimals comprising Dag No. 1312, Khatian No. 645, J.L. No. 45, Rev. Survey No. 132, Touzi No. 146, Mouza Doharia, Pargana \_ Anwarpara, Police Station – Barasat, District 24 Parganas from his mother Jatran Bibi as her heir and he sold the said land to said Tapash Kumar Mitra by virtue of the above-mentioned Sale Deed.
10. It also appears from the photocopy of the Deed of Sale executed between Sk. Romjan Ali, son of Sk. Golam Rabbani as Vendor and Sri Tapash Kumar Mitra son of Ganesh Chandra Mitra as Purchaser on 11/12/1970 and registered in the office of the S.R., Barasat and recorded as Being No. 10183 for the year 1970 in Book No.1, Volume No. 129, Pages from 130 to 132 that said Sk. Romjan Ali got a plot of Bagan land measuring more or less .9 ½ decimals out of 0.58 decimals comprising Dag No. 1312, Khatian No. 645, J.L. No. 45, Rev. Survey No. 1312, Touzi No. 146, Mouza – Doharia, Pargana – Anwarpur, Police Station – Barasat, District 24 parganas from her mother Tahuran Bibi as her heir and he sold the said land to Tapash Kumar Mitra on the strength of the aforesaid Deed of Sale.
11. It appears from the photocopy of Deed of sale executed between Mrs. Waïneolga Williamson, wife of Late Denis Varban Williamson as Vendor and Ganesh Chandra Mitra, son of Late Satish Chandra Mitra as Purchaser on 07/04/1967 and registered in the Office of the D.R., Allpore and recorded as Being No. 1574 for the year 1967 in Book No.1, Volume No. 67, Pages from 96 to 99 that said Mrs Waïneolga Williamson sold undivided 1/4<sup>th</sup> share measuring more or less 0.32 decimal land consisting of the Bank of the tank and tank comprising in Dag Nos. 1321 and 1322, Khatian No. 212, Mouza Dohariagram, Pargana Anwarpur, Re. Survey No. 132, Touzi No. 146, P.S. Barasat, Dist 24 Parganas out of his total land of 1 Acre 27 Decimals to Ganesh Chand Mitra by the Deed of Sale stated above.
12. It appears from the photocopy of Deed of Sale Executed between Dr. M.R.S. Ivy Cecil, wife of Late Dr. Francis Cecil as Vendor and Ganesh Chandra Mitra, son of Late Satish Chandra Mitra as Purchaser on 16/02/1972 and registered in the office of the D.R. 24 Parganas and recorded as being No. 470 for the year 1972 in Book No.1, Volume No.14, Pages from 233 to 239 that said



Dr. M.R.S. Ivy Cecil sold undivided  $1/6^{\text{th}}$  share measuring more or less .44  $5/6$  acres Rayata land togetherwith trees, plant, tank and structure comprising in C.S. & R.S. Dag Nos. 1317,1319, 1320 & 1324 consisting of Danga and Bastu land out of total land 2.69 acres comprised in C.S. & R.S. Khatian Nos. 169 & 698 respectively, J.L. No. 40 now 45, Rev. Survey No. 132 now 132 & 139, Touzi No. 146 formerly 146/2, Mouza – Doharia, Pargana Anwarpur, P.S. Barasat, Dist 24 Parganas to said Ganesh Chandra Mitra by the above stated Sale Deed.

13. Aforesaid Ratna Mitra purchased undivided  $1/6^{\text{th}}$  share of total land measuring more or less 44.83 decimals comprising of C.S. & R.S. Dag Nos. 1317, 1319, 1320 and 1324 respectively, R.S. Khatian No. 698, J.L. No. 45, Mouza- Doharia, P.S. Barasat, District North 24 Parganas from Mrs. Ivy Cecil by the sale deed Being No. 467 for the year 1972, Book No.1, Volume No.11, Pages 10 to 16, Aeddl D.S.R Alipur. Subsequently she sold undivided  $1/5^{\text{th}}$  share of the  $1/6^{\text{th}}$  share of the aforesaid land measuring about 8.96 decimals to Srijan Niwas Private Limited on 05/07/2013 by a Deed of Sale being registered in the office of the A.R.A.-II, Kolkata under Being No. 10024 for the year 2013 in Book No.1, C.D. Volume No. 30, Pages 6177 to 6192. The particulars of the aforesaid purchased land is mentioned below:

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.13
1319	1319	Danga	1.77
1320	1320	Bastu	0.60
1324	1324	Danga	1.46
Total			8.96

14. Said Ratna Mitra further sold undivided  $1/5^{\text{th}}$  share of her  $1/6^{\text{th}}$  share of land to Srijan Promoters Private Limited on 05/07/2013 measuring more or less 8.96 decimals of land by a Deed of Sale being registered in the office of the ARA-II, Kolkata vide Being No. 10025 for the year 2013, Book No.1, CD Volume No.31, Pages from 4567 to 4582. Particulars of said land are furnished hereunder:-

All that pieces and parcels of land measuring more or less 8.96 Decimals being the undivided 1/5<sup>th</sup> of her 1/6<sup>th</sup> share of land Mouza Doharia, J.L. No. 45, R.S. Khatlan No. 698, P.S. Barasat, District North 24 Parganas within Madhyamgram Municipality, Ward No. 17, Municipal Premises No and comprised as follows:-

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.13
1319	1319	Danga	1.77
1320	1320	Bastu	0.60
1324	1324	Danga	1.46
Total			8.96

15. Said Mrs. Ratna Mitra further sold undivided 1/5<sup>th</sup> share of her 1/6<sup>th</sup> share of land to Srijan Infrearealty Pvt. Ltd. on 05/07/2013 measuring about 8.97 decimals of land by a Deed of Sale being registered in the office of the ARA II, Kolkata under being No. 10451 for the year 2013 in Book No.1, CD Volume No. 31, Pages from 4567 to 4582. Particulars of said land are furnished hereunder:

All that pieces or parcels of land measuring about 8.97 decimals being the undivided 1/5<sup>th</sup> of her 1/6<sup>th</sup> share of the land at Mouza - Daharia, J.L. No. 45, R.S. Khatlan no. 698, P.S. Baraat, District North 24 Parganas within Madhyagram Municipality, Ward No. 17, Municipal Premises No. 59 and comprised as follows:-

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.14
1319	1319	Danga	1.76
1320	1320	Bastu	0.60
1324	1324	Danga	1.47
Total			8.97



16. Said Mrs. Ratna Mitra further sold undivided  $1/5^{\text{th}}$  share of her  $1/6^{\text{th}}$  share of land to Srijan Regency Private Limited on 05/07/2013 measuring about 8.97 decimals of land by a Deed of Sale being registered in the office of the A.R.A.-II, Kolkata under Being No.10026 for the year 2013 in Book No.1, C.D. Volume No. 30, Pages from 5680 to 5695. Particulars of said land are written hereunder.

All that prices or parcels of land measuring about 8.97 decimals being undivided  $1/5^{\text{th}}$  of her  $1/6^{\text{th}}$  share of the land at Mouza Doharia, J.L. No. 45, R.S. Khatian No. 698, P.S. Barasat, District North 24 Parganas withinin Madhyamgram Municipality, ward No. 17, Municipal Premises No. 59 and comprised as follows;

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.13
1319	1319	Danga	1.77
1320	1320	Bastu	0.60
1324	1324	Danga	1.47
Total			8.97

17. Said Mrs. Ratna Mitra sold undivided  $1/5^{\text{th}}$  share of her  $1/6^{\text{th}}$  share of land to Srijan Land and Building Private Limited on 05/07/2013 measuring about 8.97 decimals of land by a Deed of Sale being registered in the office of the A.R.A.-II, Kolkata under Being No. 10027 for the year 2013 in Book No.1, CD Volume No. 30, Pages from 5696 to 5711. Particulars of said land are described hereunder:

All that piece or parcels of land measuring about 8.97 decimals being undivided  $1/5^{\text{th}}$  of her  $1/6^{\text{th}}$  share of the land at Mouza – Doharia, J.L. No.45, R.S. Khatian No. 698, P.S. Barasat, District North 24 Parganas within Madhyamgram Municipality, Ward No.17, Municipal Premises No.59 and comprised as follows:-

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.14
1319	1319	Danga	1.76
1320	1320	Bastu	0.60
1324	1324	Danga	1.47
Total			8.97

18. It appears from the photocopy of the Deed of sale executed between Mr. Dipak Mitra son of Late Satish Chandra Mitra and Srijan Enclave Private Limited on 05/07/2013 and registered in the office of the A.R.A-II, Kolkata vide Being No. 10030 for the year 2013 in Book No.I, CD Volume No. 30, Pages from 6209 to 6224 that aforesaid Mrs. Elaneolga Williams sold to Mr. Dipak Mitra an undivided 1/4<sup>th</sup> share of total land measuring more or less 31.75 decimals particularly mention in the Schedule 'A' written hereunder by virtue of the Sale Deed executed on 07/04/1967 between Mrs. Elaneolger William as Vendor and Mr. Dipak Mitra as Purchaser and registered in the office of the District Registrar, the then 24 Parganas vide Book No.1, Volume No. 67, Pages 92 to 95 Being No. 1573 for the year 1967. Subsequently said Mr. Dipak Mitra sold to said Srijan Enclave Pvt. Ltd an undivided 1/3.5<sup>th</sup> share of his 1/4<sup>th</sup> share of total land measuring 8.96 decimals particularly described in the Schedule 'B' below on the strength of the sale deed mentioned above.

**SCHEDULE 'A' REFERRED TO ABOVE**

All that pieces and parcels of raiyal Makarari lands measuring about 1.27 acres be the same little more less under Mouza - Doharia, Touzi No. 146, J.L. No. 45, R.S. Khatian No. 212, P.S. Barasat, District 24 Parganas now North 24 Parganas, presently within Madhyamgram Municipality, Ward No. 17, Municipal Holding No. 54 and comprised as follows:

R.S. Dag No.	Classification of Land	Area in Decimals
1321	Pukur Par	0.94
1322	Pukur	0.33
Total		1.27



SCHEDULE 'B'

(Description of land sold out by Mr. Dipak Mitra to Srijan Enclave Private Limited)

All that pieces and parcels of undivided  $1/3.5^{\text{th}}$  share of  $1/4^{\text{th}}$  share of total land measuring about 8.96 decimals and comprised as follows:

R.S. Dag No.	Classification of Land	Area in Decimals
1321	Pukur Par	8.76
Total		8.76

19. It appears from the Sale deed executed between Dr. M.R.S. Ivy Cecil wife of Late Dr. Francis Cecil as Vendor and Sri Dipak Mitra son of Late Satish Chandra Mitra on 16/02/1972 and registered in the office of the D.R. Alipur, 24 Parganas Vide Book No.1, Volume No.19, Pages from 177 to 183, Being No. 469 for the year 1972 that the aforesaid Vendor acquired a piece and parcel of land measuring more or less 2.33 acres of land on 24/01/1945 on the strength of a patta issued by the then landlords Balai Chand Biswas and Kanai Lal Biswas and thereafter the said Vendor was in possession of the said land in her Mokalary interest on payment of rent to the then landlords Balai Chand Biswas and Kanai Lal Biswas and thereafter the said Vendor was in possession of the said land in her Mokalary interest on payment of rent to the then landlords and she constructed structure on a portion of the said land and during the Revisional settlement the land has been increased to 2.69 Decimals and the rent is to be paid to the State Of West Bengal under the revisions of the Estate Acquisition Act of 1953 and the property has been correctly recorded and finally published in Rayati Interest under the state and the Vendor is in exclusive possession on payment of rent to the State. The particulars of land is described in the Schedule written hereunder. Thereafter the said Vendor sold  $1/6^{\text{th}}$  of the total land measuring  $44 \frac{5}{6}$  acre equivalent to 44.83 decimals to the Purchaser by virtue of the aforesaid Deed.

SCHEDULE REFERRED TO ABOVE

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	1.54
1319	1319	Danga	0.53
1320	1320	Bastu	0.18
1324	1324	Danga	0.44
Total			2.69

20. Subsequently said Mr. Dipak Mitra sold undivided  $1/5^{\text{th}}$  share of  $1/6^{\text{th}}$  share of the total land measuring about 8.97 Decimals more fully described in the Schedule written hereunder to Arun Kumar Sancheti (HUF) by a sale deed executed on 05/07/2013 and registered in the office of the A.R.A-II, Kolkata vide Book no.1, CD Volume No. 31, Pages from 4551 to 4566, Being No. 10450 for the year 2013.

SCHEDULE REFERRED TO ABOVE

All that pieces and parcels of land measuring about 8.97 decimals being undivided  $1/5^{\text{th}}$  share of the  $1/6^{\text{th}}$  share of total land described in the schedule of Para 19 above and comprised as follows:-

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.13
1319	1319	Danga	1.77
1320	1320	Bastu	0.60
1324	1324	Danga	1.47
Total			8.97

21. Said Mr. Dipak Mitra further sold undivided  $1/5^{\text{th}}$  share of  $1/6^{\text{th}}$  share of the total land measuring 8.97 decimals more fully described in the schedule written hereunder to Pradip Kumar Chopra



by a sale deed executed on 05/07/2013 and registered in the office of the ARA-II, Kolkata vide Book No.1, CD Volume No.30, Pages from 5664 to 5679, Being No. 10021 for the year 2013.

**SCHEDULE REFERRED TO ABOVE**

All that pieces and parcels of land measuring about 8.97 decimals being undivided 1/5<sup>th</sup> share of the 1/6<sup>th</sup> share of total land described in the schedule of Para 19 above and comprised as follows:-

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.14
1319	1319	Danga	1.76
1320	1320	Bastu	0.60
1324	1324	Danga	1.47
Total			8.97

22. Said Mr. Dipak Mitra again sold undivided 1/5<sup>th</sup> share of 1/6 share of the total land measuring about 8.96 decimals morefully described in the schedule written hereunder to Surendra Kumar Dugar by a Sale Deed executed on 05/07/2013 and registered in the office o the ARA-II, Kolkata vide Book No.1, CD Volume No. 30, Pages from 6161 to 6176 Being No. 10022 for the year 2013.

**SCHEDULE REFERRED TO ABOVE**

All that pieces and parcels of land measuring about 8.96 decimals being undivided 1/5<sup>th</sup> share of the 1/6<sup>th</sup> share of total land described in the schedule of Para 19 above and comprised as follows:-

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.13
1319	1319	Danga	1.77
1320	1320	Bastu	0.60
1324	1324	Danga	1.46
Total			8.96

23. Said Mr. Dipak Mitra further sold undivided  $1/5^{\text{th}}$  share of the total land measuring 8.97 decimals morefully described in the Schedule written hereunder to Santosh Kumar Dugar by a Sale Deed executed on 05/07/2013 and registered in the office of the ARA-II, Kolkata vide Book No. 1, CD Volume No. 30 Pages from 5664 to 5679 being No. 10021 for the year 2013.

**SCHEDULE REFERRED TO ABOVE**

All that piece and parcel of land measuring 8.97 Decimals being undivided  $1/5^{\text{th}}$  share of the  $1/6^{\text{th}}$  share of total land described in Schedule of Para 19 above and comprised as follows:

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.14
1319	1319	Danga	1.76
1320	1320	Bastu	0.60
1324	1324	Danga	1.47
Total			8.97

24. Subsequently said Dipak Mitra sold undivided  $1/4.6^{\text{th}}$  share of  $1.4^{\text{th}}$  share of total land measuring about 6.915 decimals morefully described in Schedule written hereunder to Srijan Complex Private limited by a sale Deed executed on 05/07/2013 and registered in the office of the A.R.A. II, Kolkata vide Book No.1, CD Volume No.30, Pages from 6161 to 6176, Being No. 10022 for the year 2013.

**SCHEDULE REFERRED TO ABOVE**

All that pieces and parcels of undivided  $1/4.6^{\text{th}}$  share of  $1/4^{\text{th}}$  of total land measuring about 6.915 decimals under Mouza-Doharia, Touzi No. 146, J.L. No.45, R.S. Khatian No. 212, P.S. Barasat, District 24 ( Now 24 Pargans North) presently within Madhyamgram Municipality, Ward No.17, Municipal Holding No.54 and comprised as follows:-



R.S. Dag No.	Classification of Land	Area in Decimals
1321	Danga	2.79
1322	Danga	4.125
Total		6.915

25. Said Mr. Dipak Mitra further sold undivided  $1/3.5^{\text{th}}$  share of  $1/4^{\text{th}}$  share of total land measuring about 31.75 decimals morefully described in Schedule written hereunder to Charnock Estate Private Limited by a sale deed executed on 05/07/2013 and registered in the office of the A.R.A.-II, Kolkata, Vide Book No.1, CD Volume No. 19, Pages 5632 to 5647, Being No. 10019 for the year 2013.

**SCHEDULE REFERRED TO ABOVE**

All that pieces and parcels of undivided  $1/4.6^{\text{th}}$  share of  $1/4^{\text{th}}$  of total land measuring about 8.96 decimals under Mouza-Doharia, Touzi No. 146, J.L. No.45, R.S. Khatian No. 212, P.S. Barasat, District 24 ( Now 24 Pargans North) presently within Madhyamgram Municipality, Ward No.17, Municipal Holding No.54 and comprised as follows:-

R.S. Dag No.	Classification of Land	Area in Decimals
1321	Pukur Par	8.96
Total		8.96

26. Said Dipak Mitra again sold undivided  $1/4.6^{\text{th}}$  share of  $1/4^{\text{th}}$  of total land measuring 6.915 decimals morefully described in schedule written hereunder to P.S. Buildcon Private Limited by a sale Deed executed on 05/07/2013 and registered in the office of the A.R.A.-II, Kolkata vide Book -I, CD Volume No. 30, Pages from 5712 to 5727 Being No. 10029 for the year 2013.

**SCHEDULE REFERRED TO ABOVE**

All that pieces and parcels of undivided  $1/4.6^{\text{th}}$  share of  $1/4^{\text{th}}$  of total land measuring 6.915 decimals under Mouza- Doharia, Touzi No. 146, J.L. No. 45, R.S. Khatian No. 212, P.S. Barasat, District 24 Parganas now North 24 Parganas, presently within Madhyamgram Municipality, Ward No.17, Municipal Holding No.54 and comprised as follows:-

R.S. Dag No.	Classification of Land	Area in Decimals
1321	Pukur Par	2.79
1322	Pukur	4.175
Total		6.915

27. Said Mr. Dipak Mitra again sold undivided 1/5<sup>th</sup> share of 1/6<sup>th</sup> share of the total land measuring about 8.96 decimals morefully described in the schedule written hereunder to P.S. Constructions by a sale deed executed on 05/07/2013 and registered in the office of the A.R.A-II, Kolkata vide Book No.1, CD Volume No. 30, pages from 5648 to 5663, Being No. 10020 for the year 2013.

**SCHEDULE REFERRED TO ABOVE**

C.S. Dag No.	R.S. Dag No.	Classification of Land	Area in Decimals
1317	1317	Danga	5.13
1319	1319	Danga	1.77
1320	1320	Bastu	0.60
1324	1324	Danga	1.46
Total			8.96

Considering the above, it is my view that the above-mentioned companies and the persons are the absolute joint owners having their respective areas in decimals mentioned in details hereinabove, having marketable right, title and interest on the said property and the same is free from all encumbrances. Inspection receipts in original, have been enclosed herewith for reference.

Date: 06-10-15

Encl: AS above

*Tapan Kumar Lahiri*

(TAPAN KUMAR LAHIRI)

ADVOCATE



No. REGN W 199264

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 95264
- 2. Date of application..... 5/10/15
- 3. Search for the year(s)..... 1967-15
- 4. Name of office to which the record to be searched or inspected relates. RAKOT
- 5. Name of person or property to be searched..... (11)
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Doharia  
D - 1311
- 8. From whom received..... A. H. Molla
- 9. Fees paid under Article—
  - F(1) (i)
  - F(1) (ii)
  - F(2)

30/-

Registrar of.....

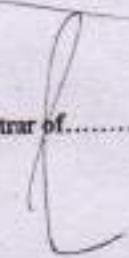
No. REGN W 254727

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 89227
- 2. Date of application..... 17-8-15
- 3. Search for the year(s)..... 1867-15
- 4. Name of office to which the record to be searched or inspected relates..... *Patna*
- 5. Name of person or property to be searched..... *H*
- 6. Nature of document..... *Slip*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... *M. - Baharia Nos-1312, 1313, 1314,*
- 8. From whom received..... *A. H. Malla*
- 9. Fees paid under Article—

F (1) (i)  
 F (1) (ii)  
 F (2)

30

..... Registrar of.....  




No. REGN W

254730

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 89230
- 2. Date of application..... 17-8-15
- 3. Search for the year(s)..... 1867-15
- 4. Name of office to which the record to be searched or inspected relates Ataul
- 5. Name of person or property to be searched H
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Doharia DS-1321, 1322, 1324
- 8. From whom received..... A. H. Malla
- 9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

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Registrar of

No. REGN W 254728

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 88228
- 2. Date of application..... 17-9-15
- 3. Search for the year(s)..... 1867-15
- 4. Name of office to which the record to be searched or inspected relates..... A.C.L.
- 5. Name of person or property to be searched..... H. Saha
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M. - Dehasia 12-8-1315, 1316, 1317
- 8. From whom received..... A. H. Malla
- 9. Fees paid under Article—
  - F (1) (i)
  - F (1) (ii)
  - F (2)

30

Registrar of



No. REGN W 254729

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 89228
2. Date of application..... 17-9-15
3. Search for the year(s)..... 1867-15
4. Name of office to which the record to be searched or inspected relates..... ACul
5. Name of person or property to be searched..... J
6. Nature of document..... Sale
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M - Doharia Ds-1318, 1319, 1320
8. From whom received..... A. H. Malla
9. Fees paid under Article—  
F (1) (i) 30  
F (1) (ii)  
F (2)

Registrar of.....

No. REGN W 148609

Receipt for Fees Deposited for Search or Inspection

57374

1. Serial Number of application.....

2. Date of application..... 15/9/15

3. Search for the year(s)..... 1967 - 2015

4. Name of office to which the record to be searched or inspected relates.....

AD SRJ and

5. Name of person or property to be searched..... Dohanic

6. Nature of document.....

7. Particulars of record to be inspected (year, number, book, volume and page in the case of

registered document): Das - 1320, 1321, 1322  
1324 14 - x

8. From whom received..... A.H. Molla

9. Fees paid under Article—

F(1) (i) 30

F(1) (ii)

F(2)

.....Registrar of.....



No. REGN W 148611

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 5737C
- 2. Date of application..... 18/9/15
- 3. Search for the year(s)..... 1967 - 2015
- 4. Name of office to which the record to be searched or inspected relates..... ADSC [unclear]
- 5. Name of person or property to be searched..... Dohari
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Doh - 1316, 1317, 1318, 1319
- 8. From whom received..... A.H. Molla
- 9. Fees paid under Article—
  - F (1) (i)..... 301
  - F (1) (ii).....
  - F (2).....

.....Registrar of.....

No. REGN W 148613

Receipt for Fees Deposited for Search or Inspection

57378

- Serial Number of application.....
- Date of application..... 15/9/15
- Search for the year(s)..... 1967 - 2015
- 4. Name of office to which the record to be searched or inspected relates..... AD SRM
- 5. Name of person or property to be searched..... Dohanic
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Das - 1312, 1313, 1314, 1315
- 8. From whom received..... A. H. Moller
- 9. Fees paid under Article—
  - F (1) (i) 30/-
  - F (1) (ii)
  - F (2)

..... Registrar of.....



No. REGN W 148614

Receipt for Fees Deposited for Search or Inspection

57379

- 1. Serial Number of application.....
- 2. Date of application..... 15/9/15
- 3. Search for the year(s)..... 1967 - 2015
- 4. Name of office to which the record to be searched or inspected relates..... D. R. Amt
- 5. Name of person or property to be searched..... Dohania
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Dal - 1312, 1313, 1314, 1315
- 8. From whom received..... A. H. Moller
- 9. Fees paid under Article—
  - F (1) (i).....
  - F (1) (ii)..... 30/-
  - F (2).....

.....Registrar of.....

No. REGN W

148612

Receipt for Fees Deposited for Search or Inspection

51377

- 1. Serial Number of application..... 1519115
- 2. Date of application..... 1967 - 2015
- 3. Search for the year(s).....
- 4. Name of office to which the record to be searched or inspected relates..... D. 12 and -
- 5. Name of person or property to be searched..... Do heria
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Dec - 1316, 1317, 3118, 1319
- 8. From whom received..... A. H. Molla
- 9. Fees paid under Article—
  - F (1) (i)..... 301
  - F (1) (ii).....
  - F (2).....

.....Registrar of.....



No. REGN W 148610

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 51375
- 2. Date of application..... 15/9/15
- 3. Search for the year(s)..... 1967 - 2015
- 4. Name of office to which the record to be searched or inspected relates..... D. 24th
- 5. Name of person or property to be searched..... D. 24th
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Das - 1320, 1321, 1322, 1324
- 8. From whom received..... A. H. Mulla

Fees paid under Article—

- F (1) (i).....
- F (1) (ii)..... 30/-
- F (2).....

.....Registrar of.....

No. REGN W 205178

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47878
- 2. Date of application..... 5/10/2015
- 3. Search for the year(s)..... 1967-1986
- 4. Name of office to which the record to be searched or inspected relates..... DR- Alipour.
- 5. Name of person or property to be searched..... M- Doharia.
- 6. Nature of document..... Dal. 1311, 1312, 1313
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... n
- 8. From whom received..... A H. Molla
- 9. Fees paid under Article - f. 307
- F (1) (i)
- F (1) (ii)
- F (2)





No. REGN W 205180

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47880
- 2. Date of application..... 5/10/2015
- 3. Search for the year(s)..... 1967 - 1986
- 4. Name of office to which the record to be searched or inspected relates..... DR. Alipara.
- 5. Name of person or property to be searched..... M- Doharia
- 6. Nature of document..... Daf - 1317, 1318, 1319
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... n.

- 8. From whom received..... A. H. Molla
- 9. Fees paid under Article - R. 30

F (1) (i)  
 F (1) (ii)  
 F (2)



No. REGN W 205179

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47879
- 2. Date of application..... 5/10/2015
- 3. Search for the year(s)..... 1967-1986
- 4. Name of office to which the record to be searched or inspected relates..... DR - Alipari.
- 5. Name of person or property to be searched..... M. Doharia.
- 6. Nature of document..... Daf-1314, 1315, 1316
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... D.
- 8. From whom received..... A. H. Molla
- 9. Fees paid under Article—  
 F (1) (i)..... Rs. 30/-  
 F (1) (ii)  
 F (2)





No. REGN W 205181

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 47887
- 2. Date of application..... 5/10/2015
- 3. Search for the year(s)..... 1967 - 1986
- 4. Name of office to which the record to be searched or inspected relates.....
- 5. Name of person or property to be searched. DR - Alipore. M - Doharia
- 6. Nature of document..... Daf - 1320, 1321, 1322 etc
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... II
- 8. From whom received..... A. H. Molla
- 9. Fees paid under Article— Rs. 307
- F (1) (i)
- F (1) (ii)
- F (2)

