

INDEX AND LIST OF ENCLOSURES

Serial No.	List of Documents	Pages						
1	Title Report on R.S. Dag No. 983, L.R. Dag No.1840 of Mouza - Amtala, P.S. - Bishnupur, District South 24 Parganas	1 - 6						
2	Search Report from ARA - I, Kolkata made upto 12.02.2018	7 - 14						
3	Search Report from District Sub Registrar, Alipore, Searches made upto 12.02.2018	15 - 20						
4	Search Report from Additional District Sub Registrar, Bishnupur, Searches made upto 12.02.2018	21-33						
5	Plot Information dated 09.02.2018 from B.L. & L.R.O, Bishnupur(Photo copy attached)	34-36						
6	R.S. Parcha of Dag No. 983, of Mouza - Amtala, P.S. - Bishnupur	37-38						
7	LA Information dated 18.09.2015 from Land Acquisition Department (Photo copy attached)	39						
8	Information dated 28.03.2018 from Urban Land Ceiling Department (Photo copy attached)	40						
9	Court Search Report from 6 th Civil Judge(Junior Division) at Alipore (Original copy of office report is attached)	41- 44						
10	Court Search Report from 10th Civil Judge (Senior Division) at Alipore (Original copy of office report is attached)	45-48						
12	Copy of Title Deed on Dag No. 983, of Mouza - Amtala, P.S. - Bishnupur:							
	SN	Book	CD Volume No.	Pages	Deed No.	Year	Deed Inspection Status	
	A	I	21	137-144	1888	1996	Photo Copy Attached	49- 58
	B	I	13	225-230	1136	1996	Photo Copy Attached	59-66
	C	I	17	477-484	1154	1996	Photo Copy Attached	67-77
	D	I	22	287-292	2505	1997	Photo Copy Attached	78-86

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET, 6TH FLOOR
KOLKATA - 700 001

1

TO WHOM IT MAY CONCERN

REF: ALL THAT Sali (Agricultural) land admeasuring 90 decimals being R.S. Dag No. 983, now L.R. Dag No. 1840, appertain to R.S. Khatian No. 580, L.R. Khatian No. 923 of Mouza - Amtala, J.L. No. 73 within the limit of Bishnupur-2 Gram Panchayat, P.S. - Bishnupur in the District of South 24 Parganas (hereinafter referred to as the said landed property).

We certify that the necessary searches have been caused by Mr. R.N.Singh, in the offices of Additional District Sub-Registrar, Bishnupur, and necessary searches have been caused by Mr. R.N.Singh, in the office of Additional Registrar of Assurances-I, Kolkata, and necessary searches have been caused by Mr. T.P. Naskar, District Sub Registrar at Alipore and in respect of any entry of transfer of the said landed property or part thereof during the year 1986 to 2018 in the Index - II, and perused the searcher's report dated 29.12.2016, 22.12.2015, 31.12.2015 & 12.02.2018 respectively. No entry has been found save and except the deeds of conveyance /Settlement mentioned below:

SN	DEED PARTICULARS		AREA (deci mal)	VENDOR(S)/ SETTLOR(S)	PURCHASER(S)/ SETTLEE (S)
	RO/BK-VOL- PAGE	DEED NO./YEAR			
1	BSP/I-21-137- 144	1888/1996	30	1. Arabinda Ghosh 2. Bijay Krishna Ghosh 3. Abinash Ghosh 4. Sudarshan Ghosh 5. Chanchala Ghosh 6. Smt. Ashima Ghosh 7. Parulbala Ghosh	Decorative Stone (India) Pvt. Ltd.
2	BSP/I-13-225- 230	1136/1996	15	Chittaranjan Ghosh	Decorative Stone (India) Pvt. Ltd.
3	BSP/I-12-477- 484	1154/1996	30	1. Bijay Krishna Ghosh 2. Arabinda Ghosh	Decorative Stone (India) Pvt. Ltd.
4	BSP/I-26-287- 292	2505/1997	15	Smt. Binapani Ghosh	Decorative Stone (India) Pvt. Ltd.

DEVOLUTION OF TITLE:

A. One Bechuram Ghosh, son of Lakshman Ghosh, deceased was recorded as

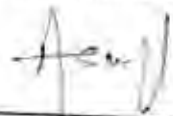
Office : 091 033 2210 6483, 091 033 2243 5251, Tele fax : 091 033 2243 5251
Website : www.aksinghassociates.com, E-mail : advocateashoksingh@yahoo.com
Chamber : 162/D/610, Lake Gardens, Gr. Floor, Near B... ..

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET, 6TH FLOOR
KOLKATA - 700 001

2

- owner in R.S. record-of-rights of land admeasuring 30 decimals out of 90 decimals comprised in R.S. Dag No. 983, now renumbered as L.R. Dag No. 1840, R.S. Khatian No. 1063 of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas;
- B. While seized and possessed of the aforesaid property said Bechuram Ghosh died intestate leaving behind his four sons namely Arabinda Ghosh, Bijay Krishna Ghosh, Sri Abinash Ghosh and Sudarshan Ghosh and three daughters namely Smt. Chanchala Ghosh, Smt. Ashima Mete and Smt. Parul Bala Ghosh and none else as his heirs and legal representatives and they inherited the estate of the said Bechuram Ghosh, deceased as per Hindu Succession Act, 1956 in equal share, wife of Bechuram Ghosh predeceased her husband;
- C. While seized and possessed of the aforesaid property said Arabinda Ghosh, Bijay Krishna Ghosh, Sri Abinash Ghosh and Sudarshan Ghosh, Smt. Chanchala Ghosh, Smt. Ashima Mete and Smt. Parul Bala Ghosh, jointly sold, transferred and conveyed their right, title and interest in the said plot of land by virtue of a Deed of Sale dated 07.03.1996 which was registered in the Office of ADSR Bishnupur and was recorded in Book No. I, Volume No. 21, Pages 137 to 144 being No. 1888 for the year 1996 all that Sali land measuring 30 decimals appertaining to R.S. Dag No. 983, now renumbered as L.R. Dag No. 1840 appertaining to R.S. Khatian No. 1063 of the said Amtala Mouja, J. L. No. 73 within the limit of Chandi Gram Panchayat, P.S. - Bishnupur in the District of South 24 Parganas to Decorative Stone India Pvt. Ltd. for the consideration mentioned therein absolutely forever and free from all encumbrances;
- D. One Chittaranjan Ghosh, son of Panchuram Ghosh was recorded as owner in R.S. record-of-rights of land admeasuring 15 decimals out of 90 decimals comprised in R.S. Dag No. 983, now renumbered as L.R. Dag No. 1840, R.S. Khatian No. 1063 of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas;
- E. While seized and possessed of the aforesaid property said Chittaranjan Ghosh sold, transferred and conveyed his right, title and interest in the said plot of land by virtue of the Deed of Sale dated 15.03.1996 which was registered in the Office of ADSR Bishnupur and was recorded in Book No. I, Volume No. 13, Pages 225 to 230 being No. 1136 for the year 1996 all that Sali land measuring 15 decimals out of 90 decimals appertaining to R.S. Dag No. 983, now renumbered



Office : 091 033 2210 6483, 091 033 2243 5251, Tele fax : 091 033 2243 5251
Website : www.aksinghassociates.com, E-mail : advocateashoksingh@yahoo.com
Chamber : 162/D/610, Lake Gardens, 6th Floor, New Market, Kolkata - 700 016

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET, 6TH FLOOR
KOLKATA - 700 001

3

- as L.R. Dag No. 1840 appertaining to R.S. Khatian No. 1063 of the said Amtala Mouja, J. L. No. 73 within the limit of Chandi Gram Panchayat, P.S. – Bishnupur in the District of South 24 Parganas to Decorative Stone India Pvt. Ltd. for the consideration mentioned therein absolutely forever and free from all encumbrances;
- F. One Nagendra Nath Palui was the recorded owner of the land admeasuring 30 decimals out of 90 decimals appertaining to R.S. Dag No. 983, R.S. Khatian No. 580 of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas;
- G. The said Nagendra Nath Palui while seized and possessed of the aforesaid property, sold, transferred and conveyed his right, title and interest in the said land by virtue of a Deed of Sale dated 21.11.1969 which was registered in the Office of ADSR Bishnupur being No. 10132 for the year 1969 all that Shali land measuring 30 decimals out of 90 decimals appertaining to R.S. Dag No. 983, of the said Amtala Mouja J. L. No. 73 within the limit of Chandi Gram Panchayat, P.S. – Bishnupur in the District of South 24 Parganas to Atul Chandra Majhi for the consideration mentioned therein absolutely forever and free from all encumbrances;
- H. The said Atul Chandra Majhi while seized and possessed of the aforesaid property, sold, transferred and conveyed his right, title and interest in the said plot of land by virtue of a Deed of Sale dated 25.01.1980 which was registered in the Office of ADSR Bishnupur and was recorded in Book No. 1, Volume No. 2 Pages 139 to 141 being No. 270 for the year 1980 all that Shali land measuring 30 decimals out of 90 decimals appertaining to R.S. Dag No. 983, of the said Amtala Mouja J. L. No. 73 within the limit of Chandi Gram Panchayat, P.S. – Bishnupur in the District of South 24 Parganas to Bijay Krishna Ghosh and Arabinda Ghosh for the consideration mentioned therein absolutely forever and free from all encumbrances;
- I. The said Bijay Krishna Ghosh and Arabinda Ghosh while seized and possessed of the aforesaid landed property, sold, transferred and conveyed their right, title and interest in the said plot of land by virtue of a Deed of Sale dated 07.03.1996 in the Office of ADSR Bishnupur and was recorded in Book No. 1, Volume No. 12 Pages 477 to 484 being No. 1154 for the year 1996 all that Shali land measuring 30 decimals out of 90 decimals appertaining to R.S. Dag No. 983, of the said



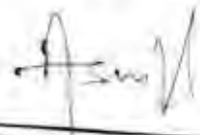
Office : 091 033 2210 6483, 091 033 2243 5251, Tele fax : 091 033 2243 5251
Website : www.aksinghassociates.com, E-mail : advocateashoksingh@yahoo.com
Chamber : 162/D/610, Lake Gardens, Gr. Floor, New Bhowani, Kolkata - 700 016

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET, 6TH FLOOR
KOLKATA - 700 001

4

- Amtala Mouja J. L. No. 73 within the limit of Chandi Gram Panchayat, P.S. – Bishnupurin the District of South 24 Parganas to Decorative Stone (India) Pvt. Ltd. for the consideration mentioned therein absolutely forever and free from all encumbrances;
- J. One Nirapada Ghosh son of Panchuram Ghosh was record as owner in the R.S. record-of-rights of Sali land admeasuring 15 decimals out of 90 decimals appertaining to R.S. Dag No. 983, R.S. Khatian No. 1063 of Mouza Amtala, P.S. Bishnupur, District South 24 Parganas;
- K. While seized and possessed of 15 decimals of sali Land said Nirapada Ghosh died unmarried intestate leaving behind his mother Binapani Ghosh as his heirs and legal representatives and she inherited the estate of her said Late son Nirapada Ghosh, deceased as per Hindu Succession Act 1956;
- L. The said Binapani Ghosh while seized and possessed of the aforesaid property, sold, transferred and conveyed her right, title and interest in the said sali land by virtue of a Deed of Sale dated 28.10.1996 which was registered in the Office of ADSR Bishnupur and was recorded in Book No. I, Volume No. 26 Pages 287 to 292 being No. 2505 for the year 1997 all that sali land measuring 15 decimals out of 90 decimals appertaining to R.S. Dag No. 983, of the said Amtala Mouja J. L. No. 73 within the limit of Chandi Gram Panchayat, P.S. – Bishnupurin the District of South 24 Parganas to Decorative Stone (India) Pvt. Ltd. for the consideration mentioned therein absolutely forever and free from all encumbrances;
- M. After purchase of the aforesaid property said Decorative Stones (India) Pvt. Ltd. having intent to develop the aforesaid land and divided the same in several plots having different measurements, floated a scheme for the same;
- N. By several deeds of sale, as it appeared from the Searcher's report Decorative Stones India Pvt. Ltd. had sold several demarcated plots admeasuring in aggregate 60.36 decimals to several persons.
- O. Now after such sale (Last Deed No. 75 of 2013) the said Decorative Stone India Pvt. Ltd. now has in its possession the land admeasuring 29.64 decimals.
- P. Thus Decorative Stone (India) Pvt. Ltd. became the absolute owner of the said landed property and got its name mutated in the L. R. Record-of-rights being



Office : 091 033 2210 6483, 091 033 2243 5251, Tele fax : 091 033 2243 5251
Website : www.aksinghassociates.com, E-mail : advocateashoksingh@yahoo.com
Chamber : 162/D/610, Lake Gardens, Gr. Floor. Near Park Street

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET, 6TH FLOOR
KOLKATA - 700 001

5

No. 923 in respect of area 90 decimals pertaining to R.S. Dag No. 983, now renumbered as L.R. Dag No. 1840.

The entire devolution of title as stated above has been derived from various deeds (Certified/ Photo Copy and from Physical Inspection of original deeds which were provided to us).

Pursuant to the aforesaid entries it appeared that the present owner is absolute owner of the land admeasuring 90 decimals of R.S. Dag No. 983, L.R. Dag No. 1840, lying and situate at Mouza Amtala, J.L. No. 73, P.S. Bishnupur, in the district of South 24 Parganas.

The present LR Record stands in the following names:

J.L. No. 73, Mouza - Amtala, P.S. - Baruipur					
Dag No.		Classification		Total Area of Plot (Acre)	
983		Shali		90	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
923	M/s. Decorative Stone (India) Pvt. Ltd.		0.4469	0.42	Nil

In addition to the search at the concerned Registry office we have caused necessary searches to be made in the following offices and the report are as follows:

The Report of

1. B.L. & L.R.O, Baruipur: The copy of the plot information is attached.
2. Khajna Receipts: Not available.
3. Office of the C.A. under Urban Land Ceiling Department: The said landed property does not come within the purview of urban land ceiling. (Photo Copy of office Report dated 28.03.2018).
4. The Report of Land Acquisition Department is follows: No case is found under the L.A.ACT.1894. (Photo Copy of office Report is attached).

A. Singh

Office : 091 033 2210 6483, 091 033 2243 5251, Tele fax : 091 033 2243 5251
Website : www.aksinghassociates.com, E-mail ; advocateashoksingh@yahoo.com
Chamber : 162/D/610, Lake Gardens, 6th Floor, New Park, Kolkata - 700 029