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Ref. No.

Date 12.10.2020

To whom it may concern

I have perused the following documents :-

1. Regd. Deed of Sale being no. 1913 for the 2017.
2. Regd. Deed of Sale being no. 5017 for the year 2017.
3. Regd. Deed of Sale being no. 1795 for the year 2019
4. Regd. Deed of Sale being no. 4428 for the year 2019
5. Regd. Deed of Sale being no. 4431 for the year 2019
6. L.R.R.O.R. of Khatian No. 2172 of mouza Habibpur, J.L. No.- 188.
7. Searching report of A.D.S.R Midnapore Sadas & District Register, Paschim Medinipur.

After perusal all the above documents it is found that the landed property described in the schedule below belonged to Animesh Chandra Mukherjee and his name has duly been recorded in the R.O.R. On the death of Animesh Chandra Mukherjee the said property was inherited by his wife Aparupa Mukherjee, son Aparesh Mukherjee and daughter Bandana Mukherjee in equal share having 1/3rd share each and accordingly their names have been recorded in the L.R. R.O.R. Thereafter Aparesh Mukherjee died leaving his mother namely Aparupa Mukherjee wife namely Smt. Ranu Mukharjee and two daughters namely Rinky Mukherjee & Anjali Mukherjee as his sole body of legal heirs and on the death of Aparesh Mukherjee his 1/3rd share in the said property devolved upon his mother, wife and two daughters in equal share.

That K.B. Enterprise having its Head Office at Hanspukur under P.S. Midnapore, Dist.- Paschim Medinipur represented by its partners namely Sri Kalyan Dhara & Sri Bijoy Kumar Das have purchased the said landed property by five regd. deeds of sale being no. 1913 for the year 2017 executed by Smt. Bandana Mukherjee in favour K.B. Enterprise, Regd. Deed of Sale being no. 5017 for the year 2017 executed by Smt. Aparupa Mukherjee in favour K.B. Enterprise, Regd. Deed of Sale being no. 1795 for the year 2019 jointly executed by Smt. Ranu Mukherjee & Rinky Mukherjee in favour K.B. Enterprise, Regd. Deed of Sale being no. 4428 for the year 2019 executed by Anjali Mukherjee in favour K.B. Enterprise & Regd. Deed of Sale being no. 4431 for the year 2019 executed by Anjali Mukherjee in favour K.B. Enterprise.

That since purchase K.B. Enterprise, Medinipur represented by its said partners has muted its name in the office of the B.L.&L.R.O., Midnapore Sadar and accordingly the L.R.R.O.R has been prepared in the name of K.B. Enterprise Medinipur represented by its said partners in L.R. Khatian No. 2172 of Mouza-Habibpur in respect of the said property.

From the above perspective I am of the opinion that K.B. Enterprise, Medinipur represented by its said partners has acquired a good, valid, legal and marketable title over the landed property described in the schedule below and there is no other transfer of the said landed property during the period from 2000 to 2020 is free from all encumbrances.

Schedule

Dist.- Paschim Medinipur, P.S.- Midnapore, Mouza- Habibpur,
J.L. No.- 188, L.R. Khatian no.- 2172, L.R. Plot.-1173,
Area -0.02109 acre or 21.09 deci. bastu land.


12.10.2020
GOVERNMENT PLEADER
Paschim Medinipur



Haripada Manna

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CHAMBER :

MALIARA (Kalgung)

P.O. - Midnapur, Dist. - Paschim Medinipur

Ref

Date.....8.10.2020.....

Searching Report

I have searched Index- II of D.S.R. I, Paschim Medinipur from 2008 to 2020 on 1.10.2020 and Index-II of A.D.S.R. Midnapore from 2008 to 2020 on 7.10.2020 in respect of P.S. Midnapore, Mouza- Habibpur, J.L.No. 188, L.R. Plot No. 1173.

I found one Regd. Sale Deed No.1795/2019 was registered at A.D.S.R. Midnapore and I Regd. Sale Deed No.1913/2017, 2) Regd. Sale Deed No. 5017/2017, 3) Regd. Sale Deed No. 4428/2019, 4) Regd. Sale Deed No.4431/2019, 5) Regd. Development Agreement Deed No.I-6415/2019, 6) Regd. Development Power of Attorney after Development Agreement Deed No. I-1491/2020 were registered at D.S.R. I, Paschim Medinipur in respect of property within P.S. Midnapore, Mouza- Habibpur, J.L.No. 188, L.R. Plot No. 1173.

I found no entry of transfer of the aforesaid property by way of any sort of deeds during the said period of D.S.R.I, Paschim Medinipur and A.D.S.R. Midnapore except the aforesaid Regd. Deeds.

So the said property in question is free from encumbrances My report is that the aforesaid property is not transferred by way of any sort of deed during the said period of D.S.R. I, Paschim Medinipur and A.D.S.R. Midnapore except the aforesaid Regd. Deeds.

Enclosure :

- 1) Search No. 1001008148/2020 from 2008 to 2020 on 1.10.2020 Index-II of D.S.R. I, Paschim Medinipur.
- 3) Search No. 1003001117/2020 from 2008 to 2020 on 7.10.2020 Index-II of A.D.S.R. Midnapore.

Haripada Manna
Advocate
8/10/2020

HARI PADA MANNA
Advocate
Midnapore Judge's Court