

Manik Das

Advocate
High Court, Calcutta

52

Chamber:
12/2, Old Post Office Street,
1st floor, Kolkata - 700 001

Date: 15.12.2012

To

1. Brightful Residency Private Limited;
2. Daffodil Tower Private Limited;
3. Panchshree Realtors Private Limited;
4. Premkunj Enclave Private Limited;
5. Sankatsathi Properties Private Limited;
6. Shivpariwar Realestate Private Limited;
7. Sidhimangal Complex Private Limited;

All of 4B-Castle House,
5/1A, Hungerford Street
Kolkata - 700 017.

Sub: **SEARCH REPORT** regarding land measuring about 8 decimals, be the same a little more or less, in L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S, Khatian No. 1364, 49 decimals, be the same a little more or less, in L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, 26 decimals, be the same a little more or less, in L.R. Dag No. 2388 corresponding to R.S. Dag No. 2283, L.R. Khatian No. 347 corresponding to R.S. Khatian No. 1325, 55 decimals, be the same a little more or less, in L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518, L.R. Khatian Nos. 347, 365 and 462 corresponding to R.S. Khatian No. 1325, all the plots being comprised in J.L. No. 50, Touzi No. 255, Mouza - Kusumba, within the municipal limits of the Rajpur-Sonarpur Municipality, Police Station - Sonarpur, District - South 24 Parganas.

Dear Sir,

This search report relating to the land measuring about 8 decimals, be the same a little more or less, in L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S, Khatian No. 1364, 49

Residence
991, Madurdaha, Jamunanagar,
3rd Floor, Kolkata - 700 107
Mobile - 9433471796

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12/2, Old Post Office Street,
1st floor, Kolkata - 700 001

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decimals, be the same a little more or less, in **L.R. Dag No. 2451** corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, 26 decimals, be the same a little more or less, in **L.R. Dag No. 2388** corresponding to R.S. Dag No. 2283, L.R. Khatian No. 347 corresponding to R.S. Khatian No. 1325, 55 decimals, be the same a little more or less, in **L.R. Dag No. 2446** corresponding to R.S. Dag No. 2283/2518, L.R. Khatian Nos. 347, 365 and 462 corresponding to R.S. Khatian No. 1325, all the plots being comprised in J.L. No. 50, Touzi No. 255, Mouza – Kusumba, within the municipal limits of the Rajpur-Sonarpur Municipality, Police Station – Sonarpur, District – South 24 Parganas, hereinafter referred to as the “said plots”, is based on the papers/documents copies of which have been handed over to me and as stated in my preliminary opinion formed and sent to you on 16.07.2012 and as such I am not repeating the list of the documents as handed over to me.

Under your instruction I have caused search of the said plot by way of index searching through Mr. Debraj Giri, Advocate, in the offices of the Additional Registrar of Assurances, Kolkata, District Sub-Registrar, Alipur, South 24 Parganas, and Additional District Sub-Registrar, Sonarpur, South 24 Parganas, for a period of 15 (fifteen) years from 1998 to 2012 and 1974 to 2012, as the case required. Volume Searches have also been made for those transactions details of which could not be known from Index Searching. Further to be noted that search has been conducted once by the description of the property concerned and again the same has been cross-checked by way of Index Search through names of the persons concerned. I have also caused search through Mr. Debraj Giri, Advocate, in the office of the Block Land & Land Reforms Officer, Sonarpur, South 24

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Pargana, and office of the Land Acquisition Collector, Alipur, South 24 Parganas, as also in the office of the Rajpur-Sonarpur Municipality.

After conducting the searches aforesaid Mr. Debraj Giri, Advocate, has submitted a report on December 14, 2012, from which it appears that Abdul Khalek Mondal, Badre Alam Mondal, Rehana Bibi, Nazir Hossain Mollick and Nasir Sardar are the present owners of the **L.R. Dag No. 2450** corresponding to R.S. Dag Nos. 2336 and 2337 in their entirety by virtue of 5 (five) Deeds of Conveyance, all dated June 26, 2012, being Nos. 8526 for the year 2012, 8527 for the year 2012, 8528 for the year 2012, 8529 for the year 2012 and 8530 for the year 2012 and five Deeds of rectification, all dated October 09, 2012, being Deed Nos. 2589 for the year 2012, 2590 for the year 2012, 2591 for the year 2012, 2592 for the year 2012 and 2593 for the year 2012 and no person other than them holds any land in those two Dag Nos. It is to be recorded that, however, the quantum of land in **L.R. Dag No. 2450** corresponding to R.S. Dag No. 2336 is recorded as 7decimals and not 8 decimals in the records maintained in the office of the Block Land & Land Reforms Officer, Sonarpur, South 24 Pargana, in the names of the Gopes from whom the present owners have purchased the said plot.

It also appears from the aforesaid search and report that Ahadali Molla is the recorded owner of 26 decimals of land in **L.R. Dag No. 2388** corresponding to R.S. Dag No. 2283 and 24 decimals of land in **L.R. Dag No. 2446** corresponding to R.S. Dag No. 2283/2518. As Ahadali Molla has already expired, his heirs are the present owners of the plots belonging to Ahadali Molla. Out of the aforesaid heirs of Ahadali Molla, his wife Jorina Bewa and one son and two daughters sold their respective portions being in total 13.125 Cottahs in the aforesaid two Dag

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Nos. being **L.R. Dag No. 2388** corresponding to R.S. Dag No. 2283 and **L.R. Dag No. 2446** corresponding to R.S. Dag No. 2283/2518 to one Rohima Khatun Bibi and 5 others by a Deed of Conveyance being No. 10389 for the year 2012, registered in the office of the ADSR, Sonarpur.

It further appears from the aforesaid search and report that Karim Bux Halder is the recorded owner of 30 decimals of land comprised in **L.R. Dag No. 2446** corresponding to R.S. Dag No. 2283/2518 under L.R. Khatian No. 462 while Yusuf Halder, son of Karim Bux Halder, is the recorded owner of 1 decimal of land comprised in **L.R. Dag No. 2446** corresponding to R.S. Dag No. 2283/2518 under L.R. Khatian No. 365. Though it appears from the documents handed over to me that the said Karim Bux Halder made gift of 29 decimals of land out of his aforesaid 30 decimals of land in **L.R. Dag No. 2446** to Ershad Ali Halder, Md. Ali Halder and Yusuf Ali Halder, all being sons of the said Karim Bux Halder, by a Deed of Gift being No. 01200 for the year 2008, registered in the office of the DSR, Alipore, and 1 decimal of land comprised in **L.R. Dag No. 2446** corresponding to R.S. Dag No. 2283/2518 to his son Yusuf Ali Halder by a Deed of Gift being No. 9341 for the year 1998, registered in the office of the Additional District Sub-Registrar, Sonarpur, South 24 Parganas yet, during the course of searching and even cross-checking, only the document being the Gift Deed No. 01200 for the year 2008 could be traced out in the records maintained by the office of the District Sub-Registrar - IV, Alipore, South 24 Parganas, while the other Gift Deed being Deed No. 9341 for the year 1998 could not be traced out. This might be for the reasons that during the concerned period records were not maintained properly for various reasons. However, as the Records-of-Right shows recording of 1 decimal of land in favour of Yusuf Ali Halder it may be presumed reasonably that the said Gift Deed No. 9341 for the year 1998 was duly executed otherwise

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there would be no recording of the 1 decimal of land in L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518 in favour of Yusuf Ali Halder. Further, as Karim Bux Halder and all his three sons to whom the gift were made are parties to the Deed of Conveyance to be executed for purchase of the entire 31 decimals of land of Karim Bux Halder, non finding of the transactions of gift during the search shall not be an impediment.

There is also no acquisition or requisition proceeding pending in respect of the said plots or any part thereof and the aforesaid persons have a good marketable and transferable title as regards the said plots. The original copy of the report dated December 14, 2012, as prepared and submitted by Mr. Debraj Giri, Advocate, along with the relevant search receipts field notes are annexed hereto as part of this report.

Please note that the search in the office of the Rajpur-Sonarpur Municipality has revealed that the Municipal Tax Receipt relating to the land of Ahadali Molla as handed over to me has been found to be genuine but it could not be ascertained that which land of Ahadali Molla has been mutated with the Rajpur-Sonarpur Municipality and as such copy of relevant mutation certificate is required.

To sum up, the search as aforesaid has revealed that the following persons are the recorded owners and/or the present owners of the aforesaid plots of land in the manner shown below:

<u>R.S. Dag</u> <u>No.</u>	<u>L.R. Dag</u> <u>No.</u>	<u>R.S.</u> <u>Khatian No.</u>	<u>L.R.</u> <u>Khatian No.</u>	<u>Quantum</u>	<u>Recorded Owner</u>	<u>Present Owner</u>
2336	2450	1364	453	2 dec.	Kamal Prasad Gope	Najir Hossain Mollick & Nasir Sardar

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<u>R.S. Dag</u>	<u>L.R. Dag</u>	<u>R.S.</u>	<u>L.R.</u>	<u>Quantum</u>	<u>Recorded Owner</u>	<u>Present Owner</u>
<u>No.</u>	<u>No.</u>	<u>Khatian No.</u>	<u>Khatian No.</u>			
2336	2450	1364	685	3 dec.	Jagannath Gope	Najir Hossain Mollick & Nasir Sardar
2336	2450	1364	1936	2 dec.	Sitanath Gope	Najir Hossain Mollick & Nasir Sardar
2337	2451	1364	453	17 dec.	Kamal Prasad Gope	Abdul Khalek Mondal & Ors.
2337	2451	1364	685	16 dec.	Jagannath Gope	Abdul Khalek Mondal & Ors.
2337	2451	1364	1936	16 dec.	Sitanath Gope	Abdul Khalek Mondal & Ors.
2283	2388	123	347	26 dec.	Ahad Ali Molla	Part purchased by Rohima Khatun Bibi & Ors.
2283/2518	2446	1325	347	24 dec.	Ahad Ali Molla	Part purchased by Rohima Khatun Bibi & Ors.
2283/2518	2446	1325	365	1 dec.	Yusuf Ali Halder	Yusuf Ali Halder
2283/2518	2446	1325	462	30 dec.	Karim Bux Halder	Karim Bux Halder
TOTAL				<u>137 dec,</u>		

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I thus certify that the aforesaid plots of land bear good and clear marketable title in favour of its present owners as indicated in the table above.

This report is based on and subject to the searches conducted and documents handed over to me and is subject to any other search you think appropriate to conduct.

Yours sincerely

Encl: As above


(MANIK DAS)
Advocate

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991, Madurdaha, Jamunanagar,
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A.D.S.K SONARPUR

Year

<u>Year</u>	<u>Dagno</u>	<u>Khatian</u>	<u>Deedno</u>	<u>Year</u>	<u>Volume</u>	<u>Page no</u>	<u>Area</u>	<u>Nature</u>
2012	2336	1346	8529	2012	23	4632-4651	0.362778	Khata - Sale
			8530	2012	23	4610-4631	4.544	Khata - Sale

Vendor

Kamal Gope

Purchaser:- Najir Hossain Mollick

Dag
2336

Khatian
1346

Deed
8530

Year
2012

Volume
23

Page no
4610-4631

Area
4.544

Khata

Nature
Sale

Vendor:-

Kamal Gope

Purchaser:- Nasir Sardar

Dagno

Khatian

Deedno

Year

Volume

Page no

Area

Nature

2337 1346 8526 2012 23 4672-4690 7.5 Khata Sale

Vendor:- Kamal Gope

Purchaser:- Abdul Khalek Mandal

8527 2012 23 5061-5079 7.5 Khata Sale

Vendor:- Kamal Gope

Purchaser:- Badra Alam Mandal

8528 2012 23 4652-4671 7.5 Khata Sale

Vendor:- Sabitri Gope

Purchaser:- Rehana Bibi

8529 2012 23 4632-4651 7.19583 Khata Sale

Vendor:- Kamal Gope

Purchaser:- Najir Hossain Mollick

Mouza - Kusumba

P.S. - Sonarpur

J.L NO - 50

R.S. Dag no - 2336, ~~2283~~ * L.R. Dag no - 2450

R.S. Khatian - 1364

* L.R. Khatian no - 453, 685, 1936

R.S. Dag no - 2337

* L.R. Dag no - 2451

R.S. Khatian - 1364

* L.R. Khatian - 453, 685, 1936

R.S. Dag no - 2283

* L.R. Dag no - 2388

R.S. Khatian - 1325

* L.R. Khatian - 347

R.S. Dag no - $\frac{2283}{2518}$

* L.R. Dag no - 2446

R.S. Khatian - 1325

* L.R. Khatian - 347

R.A. KOLKATA

Year
1998 - Nil
1999 - Nil
2000 - Nil
2001 - Nil
2002 - Nil
2003 - Nil

2004 - Nil
2005 - Nil
2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil

D.R. ~~GO~~ ALIPORE

Year
1998 - Nil
1999 - Nil
2000 - Nil
2001 - Nil
2002 - Nil
2003 - Nil
2004 - Nil
2005 - Nil

2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil

A.D.S.R. SONARPUR

Year

1998 - NIL
1999 - NIL
2000 - NIL
2001 - NIL
2002 - NIL
2003 - NIL
2004 - NIL
2005 - NIL
2006 - NIL
2007 - NIL
2008 - NIL
2009 - NIL
2010 - NIL
2011 - NIL

<u>Year</u>	<u>Dag no</u>	<u>Kh. no</u>	<u>Deed no</u>	<u>Year</u>	<u>Volume</u>	<u>Page no.</u>	<u>Nature</u>
2012	2283	1325	10389	2012	28	2592-2616	Sale
	<u>2283</u>	1325					
	2518						

Vendor:- Jorina Bewa
S/o Late Ahad ali Molla

Purchaser:- Rahima Khatun Biki

Area - 13.125 Khata

Mouza - Kusumba

P.S. - Sonarpur

J.L.No - 850

L.R. Dagno - 2450

L.R. Khatian - 453 - কক্সন প্রসাদ গোপ - 2 শতক
685 - দেবনাথ গোপ - 3 শতক
1936 - সীতাবাম গোপ - 2 শতক

L.R. Dagno - 2451

L.R. Khatian - 453 - কক্সন প্রসাদ গোপ - 17 শতক
685 - দেবনাথ গোপ - 16 শতক
1936 - সীতাবাম গোপ - 16 শতক

L.R. Dagno - 2388

L.R. Khatian - 347 - আশাচলি গোপ - ~~25~~ 26 শতক

L.R. Dagno - 2446

L.R. Khatian no - 347 - আশাচলি গোপ - 24 শতক
365 - ইন্ড্রুল শাহদার - 31 শতক
462 - করি বক শাহদার - 30 শতক

No. REGN S. 303415

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 48735

2. Date of application..... 7/8/12

3. Search for the year(s)..... 1998-2012

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

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

6. Nature of document..... sale

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Mr. Kuzumba vs. Sonarun
Acq. 2283 No. 1325

8. From whom received..... C. Mondal

9. Fees paid under Article—

F (1) (i) 16/-

F (1) (ii)

F (2)

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

No. REGN S 303412

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 48732

2. Date of application..... 7/8/12

3. Search for the year(s)..... 1998-2012

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

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

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. Kheswari vs. Govind
 No. 2336, No. 13 BA

8. From whom received..... C. Mondal

9. Fees paid under Article—

F(1) (i) 16/-

F(1) (ii)

F(2)

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

No. REGN S

789711

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 4304
- 2. Date of application..... 13/8/12
- 3. Search for the year(s)..... 1998-12
- 4. Name of office to which the record to be searched or inspected relates..... AD SA - Sonarpur, DR. Bagua
- 5. Name of person or property to be searched..... M - Kusaha
- 6. Nature of document..... D - 2283, 2283 KH - 1229
2518
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 221
- 8. From whom received..... 117 Chandan Mondal
- 9. Fees paid under Article—
- F (1) (i) 221
- F (1) (ii)
- F (2)



Registrar of.....

No. REGN S 789710

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 43010
- 2. Date of application..... 13/8/12
- 3. Search for the year(s)..... 1998-12
- 4. Name of office to which the record to be searched or inspected relates.....
A.D.R. Durgam Chak. Durgam
- 5. Name of person or property to be searched..... M. Kusumba
- 6. Nature of document..... D - 2335, 2337 - 24 - 1284
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Sale
- 8. From whom received..... 11 P. Chandan Mondal
- 9. Fees paid under Article -

F (1) (i)

F (1) (ii)

F (2)



Registrar of.....

Mouza - Kusumba

P.S. - Sonarpur

R.S. Dagno - 2283/2518

R.S. Khatian - 123

L.R. Dagno - 2446

L.R. Khatian - 462, 365

R.A KOLKATA

Year

1974 - Nil
1975 - Nil
1976 - Nil
1977 - Nil
1978 - Nil
1979 - Nil
1980 - Nil
1981 - Nil
1982 - Nil
1983 - Nil
1984 - Nil
1985 - Nil

1986 - Nil
1987 - Nil
1988 - Nil
1989 - Nil
1990 - Nil
1991 - Nil
1992 - Nil
1993 - Nil
1994 - Nil
1995 - Nil
1996 - Nil
1997 - Nil

1998 - Nil
1999 - Nil
2000 - Nil
2001 - Nil
2002 - Nil
2003 - Nil
2004 - Nil
2005 - Nil
2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil

D.S.R. ALIPORE

Year

1974 - Nil
1975 - Nil
1976 - Nil
1977 - Nil
1978 - Nil
1979 - Nil
1980 - Nil
1981 - Nil
1982 - Nil
1983 - Nil
1984 - Nil
1985 - Nil
1986 - Nil
1987 - Nil
1988 - Nil
1989 - Nil
1990 - Nil
1991 - Nil
1992 - Nil

1993 - Nil
1994 - Nil
1995 - Nil
1996 - Nil
1997 - Nil
1998 - Nil
1999 - Nil
2000 - Nil
2001 - Nil
2002 - Nil
2003 - Nil
2004 - Nil
2005 - Nil
2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Nil

A.D.S.R SONARPUR

Year

1974 - N.A
 1975 - N.A
 1976 - N.A
 1977 - N.A
 1978 - N.A
 1979 - N.A
 1980 - N.A
 1981 - N.A
 1982 - N.A
 1983 - N.A
 1984 - N.A
 1985 - N.A
 1986 - N.A
 1987 - N.A
 1988 - N.A
 1989 - N.A
 1990 - N.A
 1991 - N.A
 1992 - N.A
 1993 - N.A

1994 - Torn
 1995 - Torn
 1996 - N.A
 1997 - Torn
 1998 - Nil
 1999 - N.A
 2000 - Torn
 2001 - Torn
 2002 - Torn
 2003 - Nil
 2004 - Nil
 2005 - N.A
 2006 - Nil
 2007 - Nil
 2008 - Nil
 2009 - Nil
 2010 - Nil
 2011 - Nil
 2012 - Nil

B.L. & L.R.O

L.R. Dagn no - 2446

L.R. Khatian - 462

365

347

कलिकावत शमसिद्ध

इंदुसुभ शमसिद्ध

आशमलिन शमसिद्ध

Area classification

30 satak Danga

1 satak

24 satak

No. REGN S 406476

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 73696
- 2. Date of application..... 19/11/12
- 3. Search for the year(s)..... 1977-2012
- 4. Name of office to which the record to be searched or inspected relates..... RANG
- 5. Name of person or property to be searched..... D
- 6. Nature of document..... S/S
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Mr. Kusumba P. Senapati
Doc 2287/2518 Hk-123
- 8. From whom received..... A. Mowla
- 9. Fees paid under Article—
F (1) (i) 30/-
F (1) (ii)
F (2)

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

D.S.R. IV - ALIPORE

~~Mouza - Jansumba~~

~~Pes - Jansumba~~

Name :- Kasim box Halder

Sl :- Sovan Halder

<u>Deed</u>	<u>year</u>	<u>Book</u>	<u>Volume</u>	<u>Page no</u>	<u>Nature</u>
1200	2008	1	7	3570-3586	Gist

No. REGN T 268212

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 58112
- 2. Date of application..... 19/11/72
- 3. Search for the year(s)..... 1974-72
- 4. Name of office to which the record to be searched or inspected relates..... ADAR - Sonarpur - DR - Baga
- 5. Name of person or property to be searched..... M - 162 embra
- 6. Nature of document..... D - 2282/2518 192-123
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... ~~504~~ Enclosures
- 8. From whom received..... M Chandra Manda
- 9. Fees paid under Article—
- F(1)(i) 60/-
- F(1)(ii)
- F(2).



Registrar of.....

Debraj Giri

Advocate
High Court, Calcutta

12/2 Old Post Office Street,
1st Floor, Kolkata-700 001.

Date: 14.12.2012

To
Mr. Manik Das
Advocate
12/2, Old Post Office Street,
1st Floor, Kolkata – 700 001.

Sub: SEARCH REPORT regarding land measuring about 8 decimals, be the same a little more or less, in L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S, Khatian No. 1364, 49 decimals, be the same a little more or less, in L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, 26 decimals, be the same a little more or less, in L.R. Dag No. 2388 corresponding to R.S. Dag No. 2283, L.R. Khatian No. 347 corresponding to R.S. Khatian No. 1325, 55 decimals, be the same a little more or less, in L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518, L.R. Khatian Nos. 347, 365 and 462 corresponding to R.S. Khatian No. 1325, all the plots being comprised in J.L. No. 50, Touzi No. 255, Mouza – Kusumba, within the municipal limits of the Rajpur-Sonarpur Municipality, Police Station – Sonarpur, District – South 24 Parganas.

Sir,

Under your instruction I have caused search of the plot of land measuring about 8 decimals, be the same a little more or less, in L.R. Dag No. 2450 corresponding to R.S. Dag No. 2336, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S, Khatian No. 1364, 49 decimals, be the same a little more or less, in L.R. Dag No. 2451 corresponding to R.S. Dag No. 2337, L.R. Khatian Nos. 453, 685 and 1936 corresponding to R.S. Khatian No. 1364, 26 decimals, be the same a little more or

Residence

1 No. Government Colony,
Hadia, Kolkata - 700 150
Mobile - 9433196319

Debraj Giri

Advocate
High Court, Calcutta

12/2 Old Post Office Street,
1st Floor, Kolkata-700 001.

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less, in L.R. Dag No. 2388 corresponding to R.S. Dag No. 2283, L.R. Khatian No. 347 corresponding to R.S. Khatian No. 1325, 55 decimals, be the same a little more or less, in L.R. Dag No. 2446 corresponding to R.S. Dag No. 2283/2518, L.R. Khatian Nos. 347, 365 and 462 corresponding to R.S. Khatian No. 1325, all the plots being comprised in J.L. No. 50, Touzi No. 255, Mouza – Kusumba, within the municipal limits of the Rajpur-Sonarpur Municipality, Police Station – Sonarpur, District – South 24 Parganas, hereinafter referred to as the “said plots”, in the offices of the Additional Registrar of Assurances, Kolkata, District Sub-Registrar, Alipur, South 24 Parganas, and Additional District Sub-Registrar, Sonarpur, South 24 Parganas, for the period from 1974 to 2012 and 1998 to 2012, as the search required. The search has been conducted once by the description of the property concerned and again the same has been cross-checked by way of Index Search through names of the persons concerned. I have also caused search in the offices of the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas, and the Land Acquisition Collector, Alipur, South 24 Parganas, as also in the office of the Rajpur-Sonarpur Municipality.

While going through the records as made available to me in the aforesaid three registry offices in course of search I found no transaction or entries concerning transfer of any right, title or interest in respect of the said plots in the period for which the search has been made except the following transactions:

<u>No. of</u> <u>Instrument</u>	<u>Nature of</u> <u>Instrument</u>	<u>Quantum of Land</u>	<u>R.S. Dag No.</u>	<u>Vendor</u>	<u>Purchaser</u>
01200/2008	Gift Deed	29 decimals	2283/2518	Karim Bux Halder	Ersad Halder & Ors.

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Hadia, Kolkata - 700 150
Mobile - 9433196319

Debraj Giri

Advocate
High Court, Calcutta

12/2 Old Post Office Street,
1st Floor, Kolkata-700 001.

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<u>No. of Instrument</u>	<u>Nature of Instrument</u>	<u>Quantum of Land</u>	<u>R.S. Dag No.</u>	<u>Vendor</u>	<u>Purchaser</u>
8526/2012	Sale Deed	7.5 Cottahs	2337	Kamal Gope	Abdul Khalek Mondal
8527/2012	Sale Deed	7.5 Cottahs	2337	Kamal Gope	Badra Alam Mondal
8528/2012	Sale Deed	7.5 Cottahs	2337	Sabitri Gope	Rehana Bibi
8529/2012	Sale Deed	0.362778 Cottahs	2336	Kamal Gope	Najir Hossain Mollick
		7.19583 Cottahs	2337	Kamal Gope	Najir Hossain Mollick
8530/2012	Sale Deed	4.544 Cottahs	2336	Kamal Gope	Nasir Sardar
10389/2012	Sale Deed	13.125 Cottahs	2283 & 2283/2518	Jorina Bewa & Ors.	Rohima Khatun Bibi & Ors.

The relevant report for the years is as follows:

<u>Year</u>	<u>A.R.A., Kolkata</u>	<u>D.S.R. Alipur</u>	<u>A.D.S.R. Sonarpur</u>
1974 to 1997	Nil	Nil	Nil
1998	Nil	Nil	Nil
1999	Nil	Nil	Nil

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Mobile - 9433196319

Debraj Giri

Advocate
High Court, Calcutta

12/2 Old Post Office Street,
1st Floor, Kolkata-700 001.

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<u>Year</u>	<u>A.R.A., Kolkata</u>	<u>D.S.R. Alipur</u>	<u>A.D.S.R. Sonarpur</u>
2000	Nil	Nil	Nil
2001	Nil	Nil	Nil
2002	Nil	Nil	Nil
2003	Nil	Nil	Nil
2004	Nil	Nil	Nil
2005	Nil	Nil	Nil
2006	Nil	Nil	Nil
2007	Nil	Nil	Nil
2008	Nil	Deed of Gift No. 01200 executed by Karim Bux Halder in favour of Yusuf Ali Halder & Ors.	Nil
2009	Nil	Nil	Nil
2010	Nil	Nil	Nil
2011	Nil	Nil	Nil
2012	Nil	Nil	6 Transactions (Sale Deeds as indicated above)

The search conducted at the office of the Block Land & Land Reforms Officer, Sonarpur, South 24 Parganas, reveals that the aforesaid plots are recorded in the name of the persons and in the manner as written below:

<u>Dag No.</u>	<u>Khatian No.</u>	<u>Recorded Person</u>	<u>Quantum</u>
R.S. 2336	R.S. 1364	Kamal Prasad Gope	2 decimals
L.R. 2450	L.R. 453		

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Hadia, Kolkata - 700 150
Mobile - 9433196319

Debraj Giri

Advocate
High Court, Calcutta

12/2 Old Post Office Street,
1st Floor, Kolkata-700 001.

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<u>Dag No.</u>	<u>Khatian No.</u>	<u>Recorded Person</u>	<u>Quantum</u>
R.S. 2336 L.R. 2450	R.S. 1364 L.R. 685	Jagannath Gope	3 decimals
R.S. 2336 L.R. 2450	R.S. 1364 L.R. 1936	Sitanath Gope	2 decimals
R.S. 2337 L.R. 2451	R.S. 1364 L.R. 453	Kamal Prasad Gope	17 decimals
R.S. 2337 L.R. 2451	R.S. 1364 L.R. 685	Jagannath Gope	16 decimals
R.S. 2337 L.R. 2451	R.S. 1364 L.R. 1936	Sitanath Gope	16 decimals
R.S. 2283 L.R. 2388	R.S. 1325 L.R. 347	Ahadali Molla	26 decimals
R.S. 2283/2518 L.R. 2446	R.S. 1325 L.R. 347	Ahadali Molla	24 decimals
R.S. 2283/2518 L.R. 2446	R.S. 1325 L.R. 365	Yousuf Halder	1 decimal
R.S. 2283/2518 L.R. 2446	R.S. 1325 L.R. 462	Karim Bux Halder	30 decimals

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1 No. Government Colony,
Hadia, Kolkata - 700 150
Mobile - 9433196319

Debraj Giri

Advocate
High Court, Calcutta

12/2 Old Post Office Street,
1st Floor, Kolkata-700 001.

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I have also caused search in the office of the Land Acquisition and Requisition Collector, Alipur, South 24 Parganas, and found that the aforesaid plots are as on date is not suffered by any acquisition or requisition proceedings.

The search conducted by me in the Rajpur-Sonarpur Municipality reveals that the document being Municipal Tax Receipt as handed over to me relating to lands of Ahadali Molla is genuine. However, it could not be ascertained which land of Ahadali Molla has been mutated with the Rajpur-Sonarpur Municipality.

Thus the aforesaid persons are the absolute owners of the said plots and found to have a good marketable and transferable title as regards the said plot.

This report is based on and subject to the searches conducted and instructions given to me by you and is subject to any other search you think appropriate to conduct.

The relevant search receipts and the field note are enclosed herewith.

Encl : As above

Yours sincerely



(DEBRAJ GIRI)
Advocate

Residence

1 No. Government Colony,
Hadia, Kolkata - 700 150
Mobile - 9433196319