

AN ELABORATE & EXHAUSTIVE
REPORT

ON

TITLE SEARCH

OF

SOUTH CITY RETREAT PHASE - I

ANNEXTURE

Basic Information

<u>Name of the Project:</u>	South City Retreat Basanti High Way, Phase – I.
<u>Total Area of Land:</u>	30.50 Acre
<u>Nature of Land:</u>	Shali then Converted into “Bastu Commercial”.
<u>Location:</u>	Bairampur, Post Office – Bhojerhat, Police Station – Bhangar, District – 24 Paraganas (South).
<u>Name of Mouja:</u>	Bairampur, Kharamba, Ghunimeghi, Krolberia.
<u>Name of Companies:</u>	M/S Bengal South City Matrix Infrastructure Ltd., M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. M/S Sampat Dealers Pvt. Ltd.
Search Work Conducted	
In Terms of:	<u>Service Order No – SCRTSWO / 00016 / 17 – 18</u>

Further Information for Search Work

Total Number of Deeds: 130

Total Number of Dag: 60

Total Number of Khatian: 15

Total Number of 3

Registration Office: A.R.A – I, Kolkata,

Searched D.S.R – Alipore (III & V)

A.D.S.R. – Bhangar

Court Search: 7TH Civil Judge (Sn. Division) Alipore

(Suit Filing Register)

&

6TH Civil Judge (Jn. Division) Alipore

&

Court of the Learned District Judge, Alipore

For the purpose of above referred Title Search

- a) I have to study all 130 Title Deeds & previous Deeds as sent to me.
- b) I have to go through R.S. & L.R. Record of Right standing in the name of present Owners as well as Previous Owners as sent to me.
- c) I have caused necessary Search and Inspection of all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. Alipore (III) & (V) at Alipore and A.D.S.R. Bhangar in respect all 60 separate Dag having 15 L.R. Khatian situated within Mouja – Bairampur, Kharamba, Ghunimeghi and Krolberiya, District – 24 Paraganas (South) for last 30 years.
- d) I have to cause Court Search (Suit Filing Register) to ascertain whether any Suit or Appeal has been filed against M/S Bengal South City Matrix Infrastructure Ltd., M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. and M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property.
- e) The Search Work has been conducted and this Report has been made on the basis of evolution of Title of each and every L.R. Dag under this project.

- f) “Dager Thathya” or “Plot Information” gathered from Govt. Record through Govt. Web Site.

This Report is based on the Fact That:

- i) The Xerox Copies of all Deeds and Documents which have been made available to me are genuine, authentic and the true copies of the originals. All Original Deeds are lying in the custody of present Owners M/S Bengal South City Matrix Infrastructure Ltd., M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. and M/S Sampat Dealers Pvt. Ltd.
- ii) The persons or parties in the above referred documents have capacity, power and authority to enter into and perform their respective obligations as mentioned in those Deeds and documents.
- iii) The persons or parties in the above referred documents have been duly and properly identified by another competent person for the purpose of execution and Registration of the referred Deeds and Documents.
- iv) That the present owners are in absolute occupation and possession of their respective purchased Land and their Landed Property are well demarcated by way of Boundary and or Construction of Building.
- v) That there are no facts and circumstances in existence and no events have occurred which may have rendered the Title of the Documents void or voidable due to fraud or misrepresentation on the part of any party to the referred Deeds and Documents.

- vi) In this Report “**Recorded Owner**” has been meant and construed as **Raiyat** in terms of Section 4 of West Bengal Land Reforms Act 1955.

This Report Includes:

- a) History of Title of Land under each individual Dag from its erstwhile owners to present owners.
- b) Inspection and Examination of documents available
- c) Report on Court Search as well as Title Search in different Registration Office.
- d) Study of each individual Court Cases in the perspective of those Land effected due to Court procedure.
- e) The Report contents about 250 pages including “Dager Thathya” or “Plot Information” regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site, but excluding an Annexure separately annexed which will be treated as an important part of the Report.
- f) The Annexure to this Report contents Copy of all those Deeds, Previous Deeds in the name of erstwhile Owners, Copy of L.R. Record of Right, Copy of Complaint / Injunction of Different Court Cases and all Receipts issued by Registration Authority at the time of Search in different offices.

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To
The Director
South City Projects (Kolkata) Ltd.
375 Prince Anwar Shah Road,
Kolkata – 700 068

Sub: Title Search of South City Retreat Phase – I
Total Area of Land – 30.50 Acre, Situated At
Village – Bairampur, Post Office – Bhojerhat,
Police Station – Bhangar, District – 24
Paraganas (South)

Ref: Service Order No – SCRTSWO / 00016 / 17 – 18

Sir,

As per your Instruction and as per above referred Service Order, I have caused Title Search of the above referred Landed Property.

In previous pages I have stated various aspects and mode of this Search Work.

From the next pages you will get detail study regarding the land under each and individual Dag of individual Mouja along with my observation and findings regarding Court Search and Registration Office Search.

Please follow.

Thanking You
Yours faithfully



Advocate

- A) Mouja – **Bairampur**, J.L. No – 41, Police Station – Bhangar, Dist. – 24 Pgs. (South)

R.S. & L.R. Dag No – 1 Latest L.R. Khatian No – 1443

Total Area of Land – 35 decimal,

Title History of the aforesaid Land

One Promatha Nath Niyogi purchased from Santoshi Bala Mondal 35 decimals of Sali Land at Mouja – Bairampur, under Police Station – Bhangar, District – 24 Paraganas (South) under a Kobala dated 20.06.1950 which was duly registered in the Office of A.D.S.R. Bhangar and was recorded in Book No – I Volume No – 16, between pages 136 to 138 as being No – 1318 for the year 1950. Thereby said Promatha Nath Niyogi became the absolute owner of the aforesaid 35 decimal of Land under R.S. Dag No – 1 of Mouja – Bairampur.

After demise of Promatha Nath Niyogi the aforesaid landed Property devolved upon his legal heirs namely Wife Elokeshi Niyogi and Two Sons namely Haran Chandra Niyogi and Kali Pada Niyogi all of whom jointly inherited the aforesaid Landed Property in equal Share.

Subsequently those three legal heirs of Promatha Nath Niyogi namely Wife Elokeshi Niyogi and Two Sons Haran Chandra Niyogi and Kali Pada Niyogi duly mutated their names in the Record of R.S. Right under

separate Khatian and after such mutation the R.S. Record stands as follows

<u>Owner</u>	<u>R.S. Khatian</u>	<u>Area of Land</u>
Haran Chandra Niyogi	801	12 decimal
Kali Pada Niyogi	212	12 decimal
Elokeshi Niyogi	196	11 decimal

Thereafter said Elokeshi Niyogi and her Two Sons Haran Chandra Niyogi and Kali Pada Niyogi on 30.06.1993 sold and transferred the aforesaid 35 decimal of land to Abidur Rahaman son of Hobibor Rahaman against a valuable consideration and accordingly signed and executed a Bengali Kobala in favour of said Abidur Rahaman, which was duly registered at the Office of District Sub Registrar at Alipore and was recorded In Book No – I, Volume No – 167, between Pages 222 to 234 as being No – 9029 for the year 1993.

Thereby said Purchaser Abidur Rahaman became the absolute Owner of aforesaid 35 decimal of Land and duly mutated his name in the L.R. Record of Right. After such mutation his name has been appeared under L.R. Khatian No – 1303 in respect of aforesaid 35 decimal of Land.

Thereafter said Abidur Rahaman on 19.03.2008 by executing a Deed of Conveyance in favour of M/S Bengal South City Matrix Infrastructure Ltd., sold and transferred the aforesaid 35 decimal of Land against valuable consideration. The said Deed of Conveyance was duly registered in the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, in CD Volume No – 8, between Pages 128 to 143 as Deed No – 03517 for the year 2009.

Since then M/S Bengal South City Matrix Infrastructure Ltd., is the absolute Owner of the aforesaid **35** decimal of land in connection with L.R. Dag No – 1 under L.R. Khatian No – 1303, lying and situated in Mouja – Bairampur.

M/S Bengal South City Matrix Infrastructure Ltd., duly mutated its name in the L.R. Record of Right in connection with aforesaid **35** decimal of land under L.R. Dag No – 1 under L.R. Khatian No – 1303, lying and situated in Mouja – Bairampur and after such mutation the name of M/S Bengal South City Matrix Infrastructure Ltd., came under L.R. Khatian No – 1443.

M/S Bengal South City Matrix Infrastructure Ltd., in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 9029 for the year 1993 executed by Elokeshi Niyogi and her Two Sons Haran Chandra Niyogi and Kali Pada Niyogi in favour of Abidur Rahaman.
- 2) Copy of Deed Conveyance No – 03517 for the year 2009 executed by Abidur Rahaman in favour of M/S Bengal South City Matrix Infrastructure Ltd.

- 3) Copy of R.S. Record of Right in the name of Elokeshi Niyogi, Haran Chandra Niyogi and Kali Pada Niyogi separately.
- 4) Copy of L.R. Record of Right in the name of Abidur Rahaman.
- 5) Copy of L.R. Record of Right in the name of M/S Bengal South City Matrix Infrastructure Ltd.
- 6) Copy of Conversation Certificate in the name of M/S Bengal South City Matrix Infrastructure Ltd.
- 7) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 8) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 1 of L.R. Khatian No – 1443, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against Basera Land Pvt. Ltd. in connection with aforesaid landed property. No

Suit or Appeal has been found against Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Bengal South City Matrix Infrastructure Ltd is the absolute owner of the aforesaid **35** decimal of land under L.R. Dag No – 1 of L.R. Khatian No – 1443, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 2 Latest L.R. Khatian No – 1152.

Total Area of Land – 9 decimal

Title History of the aforesaid Land

One Abdul Gaffar, Abdul Akhtar and Abdul Basir were the Recorded owner of the aforesaid said Land under L.R. Khatian No – 859. Along with Abdul Kader and Abdul Sattar who were also the Recorded owner of the aforesaid said Land under L.R. Khatian No – 858.

In the Year 1989 Abdul Gaffar, Abdul Akhtar and Abdul Basir signed and executed a Kobala in favour of Md. Shafique Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 and thereby sold and

transferred **5** decimal of land out of total 9 decimal of land to Md. Shafique Son of Md. Rafique.

Said Kobala was duly signed and executed and registered at the Office of the A.D.S.R Bhangar and was recorded in Book No – I, Volume No – 329 between pages 299 to 303 as being No – 13199 for the year 1989.

Thereby Md. Shafique Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 became the absolute Owner of **5** decimal of land out of total 9 decimal of land in connection with L.R. Dag No – 2 L.R. Khatian No – 859, lying and situated in Mouja – Bairampur,

Similarly in the Year 1989 Abdul Kader and Abdul Sattar signed and executed a Kobala in favour of Md. Shakeel Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 and thereby sold and transferred **4** decimal of land out of total 9 decimal of land to Md. Shakeel Son of Md. Rafique.

Said Kobala was duly signed and executed and registered at the Office of the A.D.S.R Bhangar and was recorded in Book No – I, Volume No – 329 between pages 294 to 298 as being No – 13198 for the year 1989.

Thereby Md. Shakeel Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 became the absolute Owner of **4** decimal of land out of total 9 decimal of land in connection with L.R. Dag No – 2 L.R. Khatian No – 858, lying and situated in Mouja – Bairampur,

That by executing a Deed of Conveyance signed and executed on 23rd Day of November 2005 said Md. Shafique Son of Md. Rafique sold and transferred his purchased **5** decimal of land out of total 9 decimal of land to M/S Basera Land Pvt. Ltd. against valuable consideration in

connection with L.R. Dag No – 2 L.R. Khatian No – 858, lying and situated in Mouja – Bairampur to Basera Land Pvt. Ltd.

Said Deed of Conveyance was duly registered in the Office of Registrar of Assurance – I on the even date and was recorded in Book No – I, in Volume No – I, between Pages 1 to 15 as Deed No – 01366 for the year 2006.

That by executing a Deed of Conveyance signed and executed on 23rd Day of November 2005 said Md. Shakeel Son of Md. Rafique sold and transferred his purchased 4 decimal of land out of total 9 decimal of land to M/S Basera Land Pvt. Ltd. against valuable consideration in connection with L.R. Dag No – 2 L.R. Khatian No – 858, lying and situated in Mouja – Bairampur to Basera Land Pvt. Ltd.

Said Deed of Conveyance was duly registered in the Office of Registrar of Assurance – I on the even date and was recorded in Book No – I, in Volume No – I, between Pages 1 to 14 as Deed No – 01367 for the year 2006.

Since then M/S Basera Land Pvt. Ltd. is the absolute Owner of the aforesaid 9 decimal of land in connection with L.R. Dag No – 2 L.R. Khatian No – 858, lying and situated in Mouja – Bairampur.

M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right in connection with aforesaid 9 decimal of land in connection with L.R. Dag No – 2 L.R. Khatian No – 858, lying and situated in Mouja – Bairampur and after such mutation the name of M/S Basera Land Pvt. Ltd. came under L.R. Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and

the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 13199 for the year 1989 executed by Abdul Gaffar, Abdul Akhtar and Abdul Basir in favour of Md. Shafique Son of Md. Rafique.
- 2) Copy of Deed Conveyance No – 13198 for the year 1989 executed by Abdul Kader and Abdul Sattar in favour of Md. Shakeel Son of Md. Rafique.
- 3) Copy of Deed Conveyance No – 01366 for the year 2006 executed by Md. Shafique Son of Md. Rafique in favour of M/S Basera Land Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 01367 for the year 2006 executed by Md. Shakeel Son of Md. Rafique in favour of M/S Basera Land Pvt. Ltd.
- 5) Copy of L.R. Record of Right in the name of Abdul Gaffar, Abdul Akhtar and Abdul Basir.
- 6) Copy of L.R. Record of Right in the name of Abdul Kader and Abdul Sattar.
- 7) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 8) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.

- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 10) Information gathered from Search and Inspection.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 2 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that Basera Land Pvt. Ltd is the absolute owner of the aforesaid 9 decimal of Land under L.R. Dag No – 2 of L.R. Khatian

No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 3 Latest L.R. Khatian No - 1152

Total Area of Land – 45 decimal

Title History of the aforesaid Land

One Abdul Gaffar, Abdul Akhtar and Abdul Basir were the Recorded owner of the aforesaid said Land in R.S. & L.R. Dag No – 3, under L.R. Khatian No – 859. Along with Abdul Kader and Abdul Sattar who were also the Recorded owner of the aforesaid said Land under L.R. Khatian No – 858.

In the Year 1989 Abdul Gaffar, Abdul Akhtar and Abdul Basir signed and executed a Kobala in favour of Md. Shafique Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 and thereby sold and transferred 22 decimal of land out of total 45 decimal of land to Md. Shafique Son of Md. Rafique.

Said Kobala was duly signed and executed and registered at the Office of the A.D.S.R Bhangar and was recorded in Book No – I, Volume No – 329 between pages 299 to 303 as being No – 13199 for the year 1989.

Thereby Md. Shafique Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 became the absolute Owner of **22** decimal of land out of total 45 decimal of land in connection with L.R. Dag No – **3** L.R. Khatian No – 859, lying and situated in Mouja – Bairampur,

Similarly in the Year 1989 Abdul Kader and Abdul Sattar signed and executed a Kobala in favour of Md. Shakeel Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 and thereby sold and transferred **23** decimal of land out of total 45 decimal of land to Md. Shakeel Son of Md. Rafique.

Said Kobala was duly signed and executed and registered at the Office of the A.D.S.R Bhangar and was recorded in Book No – I, Volume No – 329 between pages 294 to 298 as being No – 13198 for the year 1989.

Thereby Md. Shakeel Son of Md. Rafique of 21/1/A, MacLeod Street, Kolkata – 700 016 became the absolute Owner of **23** decimal of land out of total 45 decimal of land in connection with L.R. Dag No – **3** L.R. Khatian No – 858, lying and situated in Mouja – Bairampur,

That by executing a Deed of Conveyance signed and executed on 23rd Day of November 2005 said Md. Shafique Son of Md. Rafique sold and transferred his purchased **22** decimal of land out of total 45 decimal of land to M/S Basera Land Pvt. Ltd. against valuable consideration in connection with L.R. Dag No – 3 L.R. Khatian No – 858, lying and situated in Mouja – Bairampur to Basera Land Pvt. Ltd.

Said Deed of Conveyance was duly registered in the Office of Registrar of Assurance – I on the even date and was recorded in Book No – I, in Volume No – I, between Pages 1 to 15 as Deed No – 01366 for the year 2006.

That by executing a Deed of Conveyance signed and executed on 23rd Day of November 2005 said Md. Shakeel Son of Md. Rafique sold and transferred his purchased **23** decimal of land out of total 45 decimal of land to M/S Basera Land Pvt. Ltd. against valuable consideration in connection with L.R. Dag No – 3, L.R. Khatian No – 858, lying and situated in Mouja – Bairampur to Basera Land Pvt. Ltd.

Said Deed of Conveyance was duly registered in the Office of Registrar of Assurance – I on the even date and was recorded in Book No – I, in Volume No – I, between Pages 1 to 14 as Deed No – 01367 for the year 2006.

Since then M/S Basera Land Pvt. Ltd. is the absolute Owner of the aforesaid **45** decimal of land in connection with L.R. Dag No – **3** L.R. Khatian No – 858, lying and situated in Mouja – Bairampur.

M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right in connection with aforesaid **45** decimal of land in connection with L.R. Dag No – **3** L.R. Khatian No – 858, lying and situated in Mouja – Bairampur and after mutation the said Land has been recorded in the name of M/S Basera Land Pvt. Ltd. under L.R. Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 13199 for the year 1989 executed by Abdul Gaffar, Abdul Akhtar and Abdul Basir in favour of Md. Shafique Son of Md. Rafique.
- 2) Copy of Deed Conveyance No – 13198 for the year 1989 executed by Abdul Kader and Abdul Sattar in favour of Md. Shakeel Son of Md. Rafique.
- 3) Copy of Deed Conveyance No – 01366 for the year 2006 executed by Md. Shafique Son of Md. Rafique in favour of M/S Basera Land Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 01367 for the year 2006 executed by Md. Shakeel Son of Md. Rafique in favour of M/S Basera Land Pvt. Ltd.
- 5) Copy of L.R. Record of Right in the name of Abdul Gaffar, Abdul Akhtar and Abdul Basir.
- 6) Copy of L.R. Record of Right in the name of Abdul Kader and Abdul Sattar.
- 7) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.

- 8) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 10) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 3 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate

it is hereby certified that Basera Land Pvt. Ltd is the absolute owner of the aforesaid **45** decimal of land under L.R. Dag No – **3** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 4 Latest L.R. Khatian No - 1440

Total Area of Land – 54 decimal

Title History of the aforesaid Land

One Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 by way of purchase by a Deed of Sale dated 02.01.1995 being Deed No – 102 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owners Subal Mondal and Others and by way of another purchase by a Deed of Sale dated 31.05.1995 Deed No – 989 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Sushil Kumar Mondal became the absolute owner of 24 decimal of Land under R.S. & L.R. Dag No – 4 under the then Khatian No – 557,

741, 12, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

One M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073, by way of Purchase by a Deed of Sale dated 01.02.1995 being Deed No – 208 for the year 1995 duly registered in the office of D.S.R. – III at Alipore from erstwhile owners Dulal Mondal and Others and by way of another purchase by a Deed of Sale dated 15.02.1995 Deed No – 943 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Jatiram Mondal & Others became the absolute owner of 30 decimal of Land under R.S. & L.R. Dag No – 4 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073 sold and transferred their purchased **30** decimal of Land under R.S. & L.R. Dag No – 4 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Commercial Hide & Skin signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 23.08. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 19 as Deed No – 15721 for the year 2006.

Similarly M/S Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 sold and transferred their purchased **24** decimal of Land under R.S. & L.R. Dag No – 4 under the then Khatian No – 557, 741, 12, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Nicco Construction Company signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 28.07. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 17 as Deed No – 15722 for the year 2006

By virtue of aforesaid Two Deeds M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that **54** decimal of Land under R.S. & L.R. Dag No – 4 under the then Khatian No – 557, 741, 12, and 1134 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in connection with aforesaid 54 decimal of Land under R.S. & L.R. Dag No – 4, in the name of M/S South City Projects (Kolkata) Ltd. in the L.R. Record of Right under L.R. Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 102 for the year 1995 executed by Subal Mondal & Others in favour of M/S Nicco Construction Company.
- 2) Copy of Deed Conveyance No – 208 for the year 1995 executed by Dulal Mondal & Others in favour of M/S Commercial Hide & Skin.
- 3) Copy of Deed Conveyance No – 15722 for the year 2006 executed by Nicco Construction Company, in favour of M/S South City Parivar Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 15721 for the year 2006 executed by M/S Commercial Hide & Skin, in favour of M/S South City Parivar Pvt. Ltd.
- 5) Copy of Record of Right in the name of Subal Mondal & Others.
- 6) Copy of Record of Right in the name of Dulal Mondal & Others.
- 7) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 8) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.

- 10) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 4 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is the absolute owner

of the aforesaid **54** decimal of Land under L.R. Dag No – **4** of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 5 Latest L.R. Khatian No - 1440

Total Area of Land – 42 decimal

Title History of the aforesaid Land

One Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 by way of purchase by a Deed of Sale dated 02.01.1995 being Deed No – 102 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owners Subal Mondal and Others and by way of another purchase by a Deed of Sale dated 31.05.1995 Deed No – 989 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Sushil Kumar Mondal became the absolute owner of 101 decimal of Land under R.S. & L.R. Dag No – 5 and 4 other Dag under the then Khatian No – 557, 741, 114, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

One M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073, by way of Purchase by a Deed of Sale dated 01.02.1995 being Deed No – 208 for

the year 1995 duly registered in the office of D.S.R. – III at Alipore from erstwhile owners Dulal Mondal and Others and by way of another purchase by a Deed of Sale dated 15.02.1995 Deed No – 943 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Jatiram Mondal & Others became the absolute owner of 1.31 acres of Land under R.S. & L.R. Dag No – 5 and 4 other Dag under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073 sold and transferred their purchased **14** decimal of Land under R.S. & L.R. Dag No – 5 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Commercial Hide & Skin signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 23.08. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 19 as Deed No – 15721 for the year 2006.

Similarly M/S Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 sold and transferred their purchased **28** decimal of Land under R.S. & L.R. Dag No – 5 under the then Khatian No – 557, 741, 12, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Nicco Construction Company signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 28.07. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 17 as Deed No – 15722 for the year 2006

By virtue of aforesaid Two Deeds M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that **42** decimal of Land under R.S. & L.R. Dag No – 5 under the then Khatian No – 557, 741, 12, and 1134 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Whereas One Noor Banu and her husband Sk. Md. Salauddin purchased 12.5 decimal of land at R.S. Dag No – 5, pertaining to R.S. Khatian No – 200 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) vide Deed of Sale Dated 26.12.1996 and was registered in the Office of DSR III at Alipore and was recorded in Book No – I, Volume No – 10, between Pages 126 to 135 as Deed No – 326 for the year 1999.

Thereafter Sk. Md. Salauddin died intestate leaving behind his Wife Noor Bano, Two Sons Md. Sulahin, and Gulam Ghaus and Two Daughters namely Shaheda Begum and Zohra Begum all of whom jointly inherited 50% Share of Sk. Md. Salauddin in the said 12.5 decimal of Land under R.S. & L.R. Dag No – 5, pertaining to R.S. Khatian No – 200 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Later Noor Bano, her two Sons Md. Sulahin, and Gulam Ghaus and two Daughters namely Shaheda Begum and Zohra Begum by executing a

Deed of Conveyance sold and transferred the said 12.5 decimal of Land to Basera Land Pvt. Ltd.

Accordingly Noor Bano, Md. Sulahin, Gulam Ghaus Shaheda Begum and Zohra Begum on 20th May 2006 signed and executed a Deed of Conveyance in favour of Basera land Pvt. Ltd. The said Deed was duly registered in the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 15 as Deed No – 12347 for the year 2006

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in connection with aforesaid 42 decimal of Land under R.S. & L.R. Dag No – 5, in the name of M/S South City Projects (Kolkata) Ltd. in the L.R. Record of Right under L.R. Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour. It is to be noted that the Land under Dag no – 5 measuring 12.5 decimal in the name of Basera Land Pvt. Ltd was not applied for conversation.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

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- 1) Copy of Deed Conveyance No – 102 for the year 1995 executed by Subal Mondal & Others in favour of M/S Nicco Construction Company.
 - 2) Copy of Deed Conveyance No – 208 for the year 1995 executed by Dulal Mondal & Others in favour of M/S Commercial Hide & Skin.
 - 3) Copy of Deed Conveyance No – 15722 for the year 2006 executed by Nicco Construction Company, in favour of M/S South City Parivar Pvt. Ltd.
 - 4) Copy of Deed Conveyance No – 15721 for the year 2006 executed by M/S Commercial Hide & Skin, in favour of M/S South City Parivar Pvt. Ltd.
 - 5) Copy of Deed of Conveyance No – 12347 for the year 2006 executed by Noor Bano, Md. Sulahin, Gulam Ghaus Shaheda Begum and Zohra Begum in favour of M/S Basera land Pvt. Ltd.
 - 6) Copy of Record of Right in the name of Subal Mondal & Others.
 - 7) Copy of Record of Right in the name of Dulal Mondal & Others.
 - 8) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
 - 9) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
 - 10) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
 - 11) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 5 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. Incidentally I found number of Suit and Misc. Appeal has been filed against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid Dag No – 5. One is Title Suit No – 593 of 2014 which has been filed by Abdul Samad Molla & Others --- Plaintiffs Vs M/S South City Projects (Kolkata) Ltd. which is now pending before Learned 6th Civil Judge (Junior division) at Alipore wherein an interim Order of Injunction is still prevailing. A Misc. Appeal No – 436 of 2014 is also pending against M/S South City Projects (Kolkata) Ltd in connection with said Dag No – 5.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is though owner of the aforesaid **42** decimal of Land under L.R. Dag No – **5** of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) but due to pending Court Cases this Company at present is the absolute owner of the aforesaid Land and in absolute possession yet its Title may be effected by the decision of those Court Cases. Provided after disposal of those Suits and Appeal and any other further Appeal or Revisions arising out of that this company may regain their good marketable Title over the said property by the Order of the Learned Court in its favour.



Advocate

R.S. & L.R. Dag No – 6 Latest L.R. Khatian No – 1441 and 1443

Total Area of Land – 36 decimal

Title History of the aforesaid Land

One Mujibar Rahaman Molla Son of Harun Rashid Molla, was the Recorded owner of **18** decimal of Sali Land out of total 36 decimal of Land under R.S. & L.R. Dag No –6 under Khatian No – 583 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently said Mujibar Rahaman Molla sold and transferred his aforesaid **18** decimal of Sali Land out of total 36 decimal of Land under R.S. & L.R. Dag No –6 under Khatian No – 583 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Accordingly said Mujibar Rahaman Molla Son of Harun Rashid Molla, signed and executed a Deed of Conveyance in favour of M/S Monor Vyapaar Pvt. Ltd. which was duly registered on 14.09.2007 at the Office of Additional District Sub Registrar Bhangar and was recorded in Book No – I, Volume No – 61, between pages 107 to 126 as Deed No –3245 for the year 2007.

By virtue of aforesaid Deed M/S Monor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that **18** decimal of Sali Land under R.S. & L.R. Dag No – **6** under C.S. Khatian No – 108, R.S. Khatian No – 135, under L.R. Khatian No – 537 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in connection with aforesaid 18 decimal of Land under L.R. Dag No – 6 in the L.R. Record of Right and the name of M/S Monor Vyapaar Pvt. Ltd. came under Khatian No – 1441.

M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Similarly One Khaleda Khanam Wife of Ansar Hossain by way of Purchase by three separate Kobala duly executed by erstwhile owners namely Lutfunnessa Bibi in terms of Deed No – 21 for the year 1997, Hobibor Rahaman in terms of Deed No – 532 for the year 1997 and Aminur Rahaman, Azadur Rahaman and Rashida Begum in terms of Deed No – 20 for the year 1997 became the absolute owner of remaining **18** decimal of Sali Land out of total 36 decimal of Land under R.S. & L.R. Dag No – 6 under L.R. Khatian No – 666, 792 and 44 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South). After such purchase said Khaleda Khanam Wife of Ansar Hossain duly mutated her name in the name in the L.R. Record of Right under L.R. Khatian No – 1329.

Subsequently said Khaleda Khanam Wife of Ansar Hossain sold and transferred her aforesaid **18** decimal of Sali Land out of total 36 decimal of Land under R.S. & L.R. Dag No – 6 under Khatian No – 1329 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) to M/S Bengal South City Matrix Infrastructure Ltd. against valuable consideration.

Accordingly said Khaleda Khanam, signed and executed a Deed of Conveyance in favour of M/S Bengal South City Matrix Infrastructure Ltd. which was duly registered on 04.01.2008 at the Office of Additional

Registrar of Assurance Kolkata, and was recorded in Book No – I, CD Volume No – 66, between pages 2753 to 2769 as Deed No –01820 for the year 2008.

By virtue of aforesaid Deed M/S Bengal South City Matrix Infrastructure Ltd. became and has become the absolute Owner of all that **18** decimal of Sali Land under R.S. & L.R. Dag No –6 under L.R. Khatian No – 1329 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S Bengal South City Matrix Infrastructure Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1443.

M/S Bengal South City Matrix Infrastructure Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 01820 for the year 2008 executed by Khaleda Khanam Wife of Ansar Hossain, in favour of M/S Bengal South City Matrix Infrastructure Ltd.
- 2) Copy of Deed Conveyance No – 3245 for the year 2007 executed by Mujibar Rahaman Molla, in favour of M/S Monor Vyapaar Pvt. Ltd.

- 3) Copy of Bengali Kobala No – 21 of 1997 executed by Lutfunnessa Bibi in favour of Khaleda Khanam Wife of Ansar Hossain.
- 4) Copy of Bengali Kobala No – 532 for the year 1997 executed by Hobibor Rahaman in favour of Khaleda Khanam Wife of Ansar Hossain.
- 5) Copy of Bengali Kobala No – 20 of 1997 executed by Aminur Rahaman, Azadur Rahaman and Rashida Begum in favour of Khaleda Khanam Wife of Ansar Hossain.
- 6) Copy of Record of Right in the name of in favour of Khaleda Khanam Wife of Ansar Hossain.
- 7) Copy of L.R. Record of Right in the name of M/S Bengal South City Matrix Infrastructure Ltd.
- 8) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt. Ltd.
- 9) Copy of Conversation Certificate in the name of M/S Bengal South City Matrix Infrastructure Ltd. and M/S Monor Vyapaar Pvt. Ltd.
- 10) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 11) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **36** decimal of Sali Land under R.S. & L.R. Dag No – **6**, under L.R. Khatian No – 1441 and 1443 situated within Mouja – Bairampur, Police Station –

Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Bengal South City Matrix Infrastructure Ltd. and M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Bengal South City Matrix Infrastructure Ltd. and M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Bengal South City Matrix Infrastructure Ltd. and M/S Monor Vyapaar Pvt. Ltd. are the Joint owners of the aforesaid **36** decimal of Land being L.R. Dag No – **6**, under L.R. Khatian No – 1441 and 1443 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and these Company have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 7 Latest L.R. Khatian No - 1443

Total Area of Land – 19 decimal

Title History of the aforesaid Land

One Manwara Bibi @ Manoyara Molla wife of Atiar Rahaman Molla, was the Recorded owner of 19 decimal of Sali Land under R.S. & L.R. Dag No –7 under C.S. Khatian No – 108, R.S. Khatian No – 135, under L.R. Khatian No – 537 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently said Manwara Bibi @ Manoyara Molla sold and transferred her aforesaid **19** decimal of Sali Land under R.S. & L.R. Dag No –7 under C.S. Khatian No – 108, R.S. Khatian No – 135, under L.R. Khatian No – 537 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S Bengal South City Matrix Infrastructure Ltd. against valuable consideration.

Accordingly said Manwara Bibi @ Manoyara Molla signed and executed a Deed of Conveyance in favour of M/S Bengal South City Matrix Infrastructure Ltd. which was duly registered on 29.08. 2008 at the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 8, between pages 113 to 127 as Deed No – 03516 for the year 2009.

By virtue of aforesaid Deed M/S Bengal South City Matrix Infrastructure Ltd. became and has become the absolute Owner of all that **19** decimal of Sali Land under R.S. & L.R. Dag No –7 under C.S. Khatian No – 108,

R.S. Khatian No – 135, under L.R. Khatian No – 537 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S Bengal South City Matrix Infrastructure Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1440.

M/S Bengal South City Matrix Infrastructure Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 03516 for the year 2009 executed by Manwara Bibi @ Manoyara Molla, in favour of M/S Bengal South City Matrix Infrastructure Ltd.
- 2) Copy of Record of Right in the name of Manwara Bibi @ Manoyara Molla.
- 3) Copy of L.R. Record of Right in the name of M/S Bengal South City Matrix Infrastructure Ltd.
- 4) Copy of Conversation Certificate in the name of M/S Bengal South City Matrix Infrastructure Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of 19 decimal of Sali Land under R.S. & L.R. Dag No –7 under L.R. Khatian No – 1443 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid L.R. Dag No –7 under L.R. Khatian No – 1443 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 8 Latest L.R. Khatian No – 1441

Total Area of Land – 44 decimal

Title History of the aforesaid Land

One Mujibar Rahaman Molla Son of Harun Rashid Molla, was the Recorded owner of **44** decimal of Sali Land under R.S. & L.R. Dag No – **8** under Khatian No – 583 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently said Mujibar Rahaman Molla sold and transferred his aforesaid **44** decimal of Sali Land under R.S. & L.R. Dag No – **8** under Khatian No – 583 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Accordingly said Mujibar Rahaman Molla Son of Harun Rashid Molla, signed and executed a Deed of Conveyance in favour of M/S Monor Vyapaar Pvt. Ltd. which was duly registered on 14.09.2007 at the Office of Additional District Sub Registrar Bhangar and was recorded in Book No – I, Volume No – 61, between pages 107 to 126 as Deed No –3245 for the year 2007.

By virtue of aforesaid Deed M/S Monor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that **44** decimal of Sali Land under R.S. & L.R. Dag No – **8** under L.R. Khatian No – 583 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in connection with aforesaid 44 decimal of Land under L.R. Dag No – 8 in the L.R. Record of Right and the name of M/S Monor Vyapaar Pvt. Ltd. came under Khatian No – 1441.

M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 3245 for the year 2007 executed by Mujibar Rahaman Molla, in favour of M/S Monor Vyapaar Pvt. Ltd.
- 2) Copy of Record of Right in the name of Mujibar Rahaman Molla
- 3) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt. Ltd.
- 4) Copy of Conversation Certificate in the name of M/S Monor Vyapaar Pvt. Ltd.
- 5) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **44** decimal of Sali Land under R.S. & L.R. Dag No – **8**, under L.R. Khatian No – 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owner in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Monor Vyapaar Pvt. Ltd. are the absolute owner of the aforesaid **44** decimal of Land being L.R. Dag No – **8**, under L.R. Khatian No – 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and these Company have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 9 Latest L.R. Khatian No – 1441

Total Area of Land – 12 decimal,

Title History of the aforesaid Land

Ajijur Rahaman, Mujibur Rahaman, Habibur Rahaman and Lutfunessa Khatun, were the Recorded owner of all that piece and parcel of Sali Land measuring 12 decimal pertaining to R.S. & L.R. Dag No – 9, L.R. Khatian No – 44, 583, 666, and 792, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

One Co-owner Ajijur Rahaman died intestate leaving behind his widow Rashida Begum, two sons Aminur Rahaman and Ajadur Rahaman as his surviving heirs to inherit his undivided share in the aforesaid landed property in terms of Mohamedan Law of Succession.

Another Co-owner Lutfunessa Khatun by executing a Bengali Kobala on 11.02.1997 sold transferred and conveyed her share in the aforesaid landed property to other co-owners namely Mujibur Rahaman, Habibur Rahaman and Rashida Begum.

The said Bengali Kobala was duly signed, executed and registered on 11.02,1997 in the Office of D.S.R. – III at Alipore and was recorded in Book No – I, Volume No – 15, between Pages 426 to 431 as Deed No – 580 for the year `1997.

After such change of situation Mujibur Rahaman, Habibur Rahaman, Rashida Begum, Aminur Rahaman and Ajadur Rahaman became the joint owners of the aforesaid landed property.

Subsequently by virtue of two separate Bengali Kobala Mujibur Rahaman, Habibur Rahaman, Rashida Begum, Aminur Rahaman and Ajadur Rahaman sold and transferred the aforesaid landed property to Syed Shah Rood Alam @ Shahud Alam and Syed Shahid Alam @ Shahid Alam.

Said Two Bengali Kobala were signed, executed, and registered on 14.05.1997 in the Office of A.D.S.R. – Bhangar and was recorded in Book No – I, Volume No – 52, between Pages 287 to 292 as Deed No – 3321 for the year `1997. And Another Deed was recorded in Book No – I, Volume No – 52, between Pages 293 to 298 as Deed No – 3322 for the year `1997.

Thereby said Syed Shah Rood Alam @ Shahud Alam and Syed Shahid Alam @ Shahid Alam jointly became the absolute owner of all that piece and parcel of Sali Land measuring 12 decimal pertaining to R.S. & L.R. Dag No – 9, L.R. Khatian No – 44, 583, 642/1, 666, and 792, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Syed Shah Rood Alam @ Shahud Alam and Syed Shahid Alam @ Shahid Alam by executing a Deed of Conveyance sold and transferred the aforesaid landed property in favour of M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

The said Deed of Conveyance was duly signed, executed and registered on 6th day of August 2010 in the Office of D.S.R. – III at Alipore and was recorded in Book No – I, CD Volume No – 11, between Pages 10782 to 10800 as Deed No – 06061 for the year 2010.

By virtue of aforesaid Deed M/S Manor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring 12 decimal pertaining to R.S. & L.R. Dag No – 9, L.R. Khatian No – 44, 583, 642/1, 666, and 792, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Manor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1441.

M/S Manor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 3321 for the year 1997 executed by Mujibur Rahaman, Habibur Rahaman, Rashida Begum, Aminur Rahaman and Ajadur Rahaman in favour of Syed Shah Rood Alam @ Shahud Alam and Syed Shahid Alam @ Shahid Alam.
- 2) Copy of Deed Conveyance No – 3322 for the year 1997 executed by Mujibur Rahaman, Habibur Rahaman, Rashida Begum, Aminur Rahaman and Ajadur Rahaman in favour of Syed Shah Rood Alam @ Shahud Alam and Syed Shahid Alam @ Shahid Alam.

- 3) Copy of Deed Conveyance No – 06061 for the year 2010 executed by Syed Shah Rood Alam @ Shahud Alam and Syed Shahid Alam @ Shahid Alam, in favour of M/S Manor Vyapaar Pvt. Ltd.
- 4) Copy of Record of Right in the name of erstwhile recorded owners.
- 5) Copy of L.R. Record of Right in the name of M/S Manor Vyapaar Pvt. Ltd. Ltd.
- 6) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd.
- 7) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 8) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 9 of L.R. Khatian No – 1441, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against

M/S Manor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Manor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Manor Vyapaar Pvt. Ltd. is the absolute owner of the aforesaid L.R. Dag No – 9 of L.R. Khatian No – 1441, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 10 Latest L.R. Khatian No – 1152

Total Area of Land – 15 decimal,

Title History of the aforesaid Land

Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, residing at South Krolberia, P.S. Kolkata Leather Complex, District – 24 Paraganas (South) were the recorded Owners and thereby jointly owned and possessed of all that piece and parcel of Sali Land measuring 15 decimal pertaining to R.S. & L.R. Dag No – 10, R.S. Khatian No – 176, 350 & 839 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, by executing a Deed of Conveyance sold and transferred the aforesaid landed property in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed of Conveyance was duly signed, executed and registered on 7th day of June 2006 in the Office of A.R.A – I, Kolkata and was recorded in Book No – I, Volume No – 1, between Pages 10 to 20 as Deed No – 12348 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring **15** decimal pertaining to R.S. & L.R. Dag No – 10, Khatian No – 176, 350 and 839 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 12348 for the year 2006 Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.

- 4) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 10 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries as referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid L.R. Dag No – 10 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 11 Latest L.R. Khatian No – 1152

Total Area of Land – 14 decimal,

Title History of the aforesaid Land

Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, residing at South Krolberia, P.S. Kolkata Leather Complex, District – 24 Paraganas (South) were the recorded Owners and thereby jointly owned and possessed of all that piece and parcel of Sali Land measuring 14 decimal pertaining to R.S. & L.R. Dag No – 11, R.S. Khatian No – 235 & 323 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, by executing a Deed of Conveyance sold and transferred the aforesaid landed property in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed of Conveyance was duly signed, executed and registered on 7th day of June 2006 in the Office of A.R.A – I, Kolkata and was recorded in Book No – I, Volume No – 1, between Pages 10 to 20 as Deed No – 12348 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring **14** decimal pertaining to R.S. & L.R. Dag No – 11, Khatian No – 235 and 323 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under L.R. Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 12348 for the year 2006 Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 4) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.

- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 11 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid L.R. Dag No – 11 of L.R. Khatian No – 1152, situated

within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 12 Latest L.R. Khatian No – 1152

Total Area of Land – 69 decimal,

Title History of the aforesaid Land

Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, residing at South Krolberia, P.S. Kolkata Leather Complex, District – 24 Paraganas (South) were the recorded Owners and thereby jointly owned and possessed of all that piece and parcel of Sali Land measuring **69** decimal pertaining to R.S. & L.R. Dag No – **12**, L.R. Khatian No – 209 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, by executing a Deed of Conveyance sold and transferred the aforesaid landed property in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed of Conveyance was duly signed, executed and registered on 7th day of June 2006 in the Office of A.R.A – I, Kolkata and was recorded in Book No – I, Volume No – 1, between Pages 10 to 20 as Deed No – 12348 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring **69** decimal pertaining to R.S. & L.R. Dag No – **12**, Khatian No – 209 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in respect of the aforesaid land measuring 69 decimal under Dag No – 12 in the L.R. Record of Right under L.R. Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 12348 for the year 2006 Khalil Ali Gain, Jubbar Ali Gain and Jalil Ali Gain, all sons of late Kedar Ali Gain, in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 4) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.

- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 12 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid L.R. Dag No – 12 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24

Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 13 Latest L.R. Khatian No – 1152, 1440,

1441

Total Area of Land – 96 decimal,

Title present position of Title of the aforesaid Land

As per Plot information and L.R. Record of Right the names of the present Owners in respect of R.S & L.R. Dag No – 13, and their respective Lands are as Follows:-

<u>Under L.R. Khatian</u>	<u>Name of the Owners</u>	<u>Area owned in Dag No – 13</u>
55	Anarul Islam	5 decimal
77	Abdul Aziz	5 decimal
99	Abdul Rafique	4 decimal
105	Abdul Samad	4 decimal
578	Masuda Bibi	2 decimal
580	Mamutan Nechha Bibi	2 decimal
1152	Basera Land Pvt. Ltd	13 decimal
1440	South City Projects (Kol.) Ltd.	5 decimal
1441	Manor Vyapaar Pvt. Ltd.	56 decimal

M/S Manor Vyapaar Pvt. Ltd. by way of following purchase became and has become the absolute owner of 56 decimal of Land by way of number of Deeds from erstwhile owners.

One Asger Ali Gazi Son of Babar Ali Gazi by way of purchase from Subid Ali Molla became the absolute owner of 6.525 decimal of Land of R.S. & L.R. Dag No – 13 R.S. Khatian No – 339 of Mouja – Bairampur.

Said Asger Ali Gazi on 20.12.2007 sold and transferred his purchased 6.525 decimal of Land to M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – 2, between Pages 7456 to 7472 as Deed No – 00839 for the year 2009.

One Lal Babu Son of Md. Monif and Nahalur Rahaman Son of Safiqur Rahaman both of whom by way of purchase from Sahid Ali Molla became the absolute owner of 6.525 decimal of Land of R.S. & L.R. Dag No – 13. R.S. Khatian No – 339, L.R. Khatian No – 257 of Mouja – Bairampur.

Said Lal Babu Son of Md. Monif and Nahalur Rahaman Son of Safiqur Rahaman on 20.12.2007 sold and transferred his purchased 6.525 decimal of Land to M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – 3, between Pages 968 to 984 as Deed No – 01049 for the year 2009.

One Rehana Javed Wife of Javed Kamar by way of purchase from Golam Mortaza became the absolute owner of 16 ½ decimal of Land of R.S. & L.R. Dag No – 13 L.R. Khatian No – 257 of Mouja – Bairampur.

Said Rehana Javed on 14.07.2010 sold and transferred her purchased 16 ½ decimal of Land to M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of District Sub Registrar of Alipore and was recorded in Book No – I, CD Volume No – 10, between Pages 8607 to 8623 as Deed No – 05367 for the year 2010.

One Shahood Alam & Sahid Alam both Sons of Syed Mehemoood Alam both of whom by way of purchase from Golam Mortaza became the absolute owner of 16 ½ decimal of Land of R.S. & L.R. Dag No – 13 L.R. Khatian No – 257 of Mouja – Bairampur.

Said Shahood Alam & Sahid Alam on 14.07.2010 sold and transferred their purchased 16 ½ decimal of Land to M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of District Sub Registrar of Alipore and was recorded in Book No – I, CD Volume No – 10, between Pages 8590 to 8606 as Deed No – 05368 for the year 2010.

And by another Registered Deed of Conveyance being Deed No – 7709 for the year 2014 M/S Manor Vyapaar Pvt. Ltd. also purchased 9 decimal of land R.S. & L.R. Dag No – 13 L.R. Khatian No – 257 of Mouja – Bairampur.

Thereafter M/S Manor Vyapaar Pvt. Ltd. duly mutated its name in respect of the aforesaid land measuring 56 decimal under Dag No – 13 in the L.R. Record of Right under L.R. Khatian No – 1441.

M/S Manor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

M/S Basera Land Pvt. Ltd. by way of following purchase became and has become the absolute owner of 13 decimal of Land by way of number of Deeds from erstwhile owners.

One Manwara Bibi wife of Fajlul Haque by way of inheritance after death of her father Golam Mortaza became the absolute owner of 5.51 decimal of Land of R.S. & L.R. Dag No – 13 R.S. Khatian No – 257 of Mouja – Bairampur.

Said Manwara Bibi on 19.05.2006 sold and transferred her inherited 5.51 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – I, between Pages 1 to 13 as Deed No – 15070 for the year 2006.

One Anowara Bibi wife of Golam Mortaza by way of inheritance after death of her husband Golam Mortaza became the absolute owner of 7.87 decimal of Land of R.S. & L.R. Dag No – 13 R.S. Khatian No – 257 of Mouja – Bairampur.

Said Anowara Bibi on 19.05.2006 sold and transferred her inherited 7.87 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – I, between Pages 1 to 13 as Deed No – 15074 for the year 2006.

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in respect of the aforesaid land measuring 14 decimal under Dag No – 13 in the L.R. Record of Right under L.R. Khatian No – 11152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

One Sonia Sahani wife of Md. Aslam Gharami by way of inheritance after death of her father Golam Mortaza became the absolute owner of 5.51 decimal of Land of R.S. & L.R. Dag No – 13 R.S. Khatian No – 257 of Mouja – Bairampur.

Said Sonia Sahani on 09.08.2006 sold and transferred her inherited 5.51 decimal of Land to M/S South City Parivar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – I, between Pages 1 to 13 as Deed No – 16844 for the year 2006.

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in connection with aforesaid 5.51 decimal of Land under R.S. & L.R. Dag No – 13, in the name of M/S South City Projects (Kolkata) Ltd. in the L.R. Record of Right under L.R. Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and

the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 839 for the year 2009 executed by Asger Ali Gazi in favour of M/S Manor Vyapaar Pvt. Ltd.
- 2) Copy of Deed Conveyance No – 1049 for the year 2009 executed by Lal Babu & Nahalur Rahaman in favour of M/S Manor Vyapaar Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 5367 for the year 2010 executed by Rehena Zabed in favour of M/S Manor Vyapaar Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 5368 for the year 2010 executed by Shahood Alam & Sahid Alam in favour of M/S Manor Vyapaar Pvt. Ltd.
- 5) Copy of Deed Conveyance No – 7709 for the year 2014 executed in favour of M/S Manor Vyapaar Pvt. Ltd.
- 6) Copy of Deed Conveyance No – 15070 for the year 2006 executed by Manwara Bibi in favour of M/S Basera Land Pvt. Ltd.
- 7) Copy of Deed Conveyance No – 15074 for the year 2009 executed by Anowara Bibi in favour of M/S Basera Land Pvt. Ltd.
- 8) Copy of Deed Conveyance No – 16844 for the year 2006 executed by Sonia Sahani in favour of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd..
- 9) Copy of Record of Right in the name of erstwhile recorded owners.
- 10) Copy of Record of Right in the name of M/S Manor Vyapaar Pvt. Ltd.

- 11) Copy of Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 12) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 13) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd.
- 14) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 15) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 16) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 17) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 13 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in

connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Manor Vyapaar Pvt. Ltd. & M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. Incidentally I found number of Suit and Misc. Appeal has been filed against M/S Manor Vyapaar Pvt. Ltd. & M/S South City Projects (Kolkata) Ltd. in connection with aforesaid Dag No – **13**. One is a Partition Suit being Title Suit No – 188 of 2015 now pending before the Learned 7th Court of Civil Judge (Sn. Divn.) at Alipore against M/S Manor Vyapaar Pvt. Ltd. Another Title Suit No – 593 of 2014 which has been filed by Abdul Samad Molla & Others --- Plaintiffs Vs M/S South City Projects (Kolkata) Ltd. which is now pending before Learned 6th Civil Judge (Junior division) at Alipore wherein an interim Order of Injunction is still prevailing.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is though owner of the aforesaid **74** decimal of Land under L.R. Dag No – **13** of L.R. Khatian No – 1152, 1440, 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) but due to pending Court

Cases this Company at present though is the absolute owner of the aforesaid Land and in absolute possession of the said land yet its Title may be effected by the decision of those Court Cases. Provided after disposal of those Suits and Appeal and any other further Appeal or Revisions arising out of that this company may regain their good marketable Title over the said property by the Order of the Learned Court in its favour.



Advocate

R.S. & L.R. Dag No – 16 Latest L.R. Khatian No – 1440, 1441

Total Area of Land –54 decimal,

Title History of the Land

As per said finally published L.R. Record of Right one Golam Mortaza Molla was the recorded Owner and thereby owned and possessed 33 decimal of land under L.R. Dag No – 16 within Mouza – Bairampur, Police Station – Bhangar, District 24 Paraganas (South).

Golam Mortaza Molla thereafter died intestate leaving behind his widow Anwara Bibi, three sons namely Subid Ali Molla, Sahid Ali Molla and Jahiruddin Molla and four daughters namely Jahanara Bibi, Manawara Bibi, Hasina Bibi, Sabera Bibi as his surviving legal heirs all of whom jointly inherited the entire land left behind by Golam Mortaza Molla as per respective share under Mohamedan law.

Accordingly Manwara Bibi inherited 2.888 decimal of land, in L.R. Dag No. – 16.

Manwara Bibi died intestate leaving behind her one son namely Mokhlesur Rahman and three Daughters namely Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi as her surviving legal heirs all of whom jointly inherited the entire land left behind by Manwara Bibi as per respective share under Mohamedan law of inheritance.

Out of those legal heirs three daughters Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi jointly inherited 1.78 decimal of land under L.R. Dag No – 16 appertaining to L.R. Khatian No – 257 under Mouza – Bairampur, J.L. No – 41, District – 24 Paraganas (South)

Thereafter said Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi sold and transferred their 1.78 decimal of land under L.R. Dag No – 16 to M/S Manor Vyapaar Pvt. Ltd., against valuable consideration.

Accordingly Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi in the month of September 2014 signed and executed a Deed in favour of M/S Manor Vyapaar Pvt. Ltd., and the said Deed was duly registered in the Office of D.S.R. – III at Alipore and was recorded in Book No – I as Deed No – 7710 for the year 2014

Anwara Bibi wife of Late Subid Ali Moll and Akbar Ali Molla Son of Late Subid Ali Molla by way of inheritance became the absolute owner of 5.88 decimal of Land L.R. Dag No – 16 appertaining to L.R. Khatian No – 257 under Mouza – Bairampur, J.L. No – 41, District – 24 Paraganas (South).

Subsequently said Anwara Bibi and Akbar Ali Molla sold and transferred their 1.78 decimal of land under L.R. Dag No – 16 to M/S Manor Vyapaar Pvt. Ltd., against valuable consideration.

Accordingly Anwara Bibi and Akbar Ali Molla on 29.10. 2012 signed and executed a Deed in favour of M/S Manor Vyapaar Pvt. Ltd., and the said Deed was duly registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I CD Volume No – 21, between Pages 295 to 308 as Deed No – 09994 for the year 2012

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 4147 for the year 2007 executed in favour of M/S Manor Vyapaar Pvt. Ltd. by virtue of which 41 decimal of land has been purchased was not supplied to me.
- 2) Copy of Deed Conveyance No – 09994 for the year 2012 executed by Anwara Bibi and Akbar Ali Molla on 29.10. 2012 signed and executed a Deed in favour of M/S Manor Vyapaar Pvt. Ltd., and Copy of Deed of Conveyance No – 7710 for the year 2014 executed by Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi in favour of M/S Manor Vyapaar Pvt. Ltd.,
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Manor Vyapaar Pvt. Ltd and M/S South City Projects (Kolkata) Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd and M/S South City Projects (Kolkata) Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 16 of L.R. Khatian No – 1440, and 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Manor Vyapaar Pvt. Ltd. & M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. Incidentally I found a Suit has been filed against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid Dag No – 16 being Title Suit No – 593 of 2014 now pending before the Learned 6th Court of Civil Judge (Jn. Divn.) wherein an interim Order of Injunction is still prevailing.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is though owner of the aforesaid 47 decimal of Land under L.R. Dag No – 16 of L.R. Khatian

No –1440, 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) but due to pending Court Cases this Company at present though is the absolute owner of the aforesaid Land and in absolute possession of the said land yet its Title may be effected by the decision of those Court Cases. Provided after disposal of those Suits and any other further Appeal or Revisions arising out of that this company may regain their good marketable Title over the said property by the Order of the Learned Court in its favour.



Advocate

R.S. & L.R. Dag No – 17 Latest L.R. Khatian No – 1440

Total Area of Land – 25 decimal,

Title History of the aforesaid Land

One Hachir Ali Molla was the recorded Owner and thereby owned and possessed of all that piece and parcel of Sali Land measuring 25 decimal pertaining to R.S. & L.R. Dag No – **17**, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Hachir Ali Molla died intestate leaving behind his wife Jobeda Bibi, and other legal heirs namely Jamat Ali Molla, Gulam Nabi Molla, Hasem Ali Molla, Kasem Ali Molla, Najrul Ali Molla, Suki Bibi, Haliman Bibi, and Roupan Bibi all of whom jointly inherited the said 25 decimal of Sali Land pertaining to R.S. & L.R. Dag No – **17**, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter all those 9 legal heirs namely Jobeda Bibi, Jamat Ali Molla, Gulam Nabi Molla, Hasem Ali Molla, Kasem Ali Molla, Najrul Ali Molla, Suki Bibi, Haliman Bibi, and Roupan Bibi on 08.09.2006 by executing a Deed of Conveyance sold and transferred the said 25 decimal pertaining to R.S. & L.R. Dag No – 17, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S South City Parivar Pvt. Ltd. against valuable consideration.

The said Deed of Conveyance was duly signed, executed and registered on 8th day of September 2006 in the Office of A.D.S.R. Bhangar and was recorded in Book No – I, Volume No – 99, between Pages 291 to 304 as Deed No – 5506 for the year 2006.

By virtue of aforesaid Deed M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring 25 decimal pertaining to R.S. & L.R. Dag No – 17, L.R. Khatian No – 796 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under L.R. Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 5506 for the year 2006 executed by Jobeda Bibi, Jamat Ali Molla, Gulam Nabi Molla, Hasem Ali Molla, Kasem Ali Molla, Najrul Ali Molla, Suki Bibi, Haliman Bibi, and Roupan Bibi in favour of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd..
- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 4) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

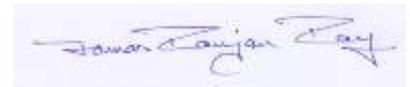
That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 17 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30

years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid L.R. Dag No – 17 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 17/639, Latest L.R. Khatian No – 1441 & 1443

Total Area of Land – 12 decimal,

Title History of the aforesaid Land

One Zeenat Kausar, Wife of Mohammed Ali by way of purchase from the erstwhile Owners became the absolute owner of all that piece and parcel of Sali Land measuring 9 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of purchased was duly signed, executed and registered in the Office of A.D.S.R. Bhangar, and was recorded in Book No – I, Volume No – 23, between Pages 381 to 386 as Deed No – 1452 for the year 2000.

Subsequently said Zeenat Kausar duly mutated her name in the Office of BLLRO Bhangar and recorded her name in L.R. Record of Right in connection with aforesaid Sali Land measuring 9 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) under L.R. Khatian No – 1302.

Thereafter said Zeenat Kausar on 04.01.2008 by executing a Deed of Conveyance sold and transferred her said 9 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, under L.R. Khatian No – 1302 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S South City Martrix Infrastructure Ltd. against valuable consideration.

The said Deed of Conveyance was duly signed, executed and registered on 4th day of January 2008 in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume

No – 66, between Pages 2770 to 2766 as Deed No – 01821 for the year 2008.

By virtue of aforesaid Deed M/S South City Martrix Infrastructure Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring 9 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, under L.R. Khatian No – 1302 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South). Thereafter M/S South City Martrix Infrastructure Ltd. duly mutated its name in the L.R. Record of Right in respect of aforesaid land under L.R. Khatian No – 1440.

M/S South City Martrix Infrastructure Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

One Madar Ali Laskar, Son of Late Sukur Ali Laskar, was the recorded Owner of all that piece and parcel of Sali Land measuring 3 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, under L.R. Khatian No – 569 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently by executing a Bengali Kobala on 20.11.1996 said Madar Ali Laskar, sold and transferred the aforesaid Sali Land measuring 3 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, under L.R. Khatian No – 569 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to Arshad Hossain Son of Jahid Hossain.

Said Kobala was duly signed executed and registered in the Office of Additional District Sub Registrar at Bhangar and was recorded in Book – I, Volume No – 23 between Pages 375 to 380 as Deed No – 1457, for the year 2000. Thereby said Arshad Hossain Son of Jahid Hossain became the absolute owner of aforesaid Land 3 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, under L.R. Khatian No – 569 within Mouja – Bairampur.

Subsequently Arshad Hossain Son of Jahid Hossain by executing a Deed of Conveyance on 14th day of July 2010 sold and transferred the aforesaid 3 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, under L.R. Khatian No – 569 within Mouja – Bairampur to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Said Deed of Conveyance was duly registered in the Office of District Sub Registrar – III, Alipore and was recorded in Book No – I, CD Volume No – 10, between pages 8326 to 8342 as Deed No 05371 for the year 2010.

By virtue of aforesaid Deed M/S Monor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring 3 decimal out of total 12 decimal pertaining to R.S. & L.R. Dag No – **17/639**, under L.R. Khatian No – 569 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South). Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right in respect of aforesaid land under L.R. Khatian No – 1443.

M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 01821 for the year 2008 executed by Zeenat Kausar in favour of M/S South City Marrix Infrastructure Ltd.
- 2) Copy of Deed Conveyance No – 05371 for the year 2010 executed by Arshad Hossain in favour of M/S Monor Vyapaar Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S South City Marrix Infrastructure Ltd.
- 5) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt. Ltd.
- 6) Copy of Conversation Certificate in the name of M/S South City Marrix Infrastructure Ltd.
- 7) Copy of Conversation Certificate in the name of M/S Monor Vyapaar Pvt. Ltd.
- 8) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 9) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **17/ 639** of L.R. Khatian No – 1440 and 1443, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Martrix Infrastructure Ltd., and in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Martrix Infrastructure Ltd., and M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Martrix Infrastructure Ltd., and M/S Monor Vyapaar Pvt. Ltd. are the absolute owners of the aforesaid L.R. Dag No – **17/639** of L.R. Khatian No – 1440 & 1443, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and these Company have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 18 Latest L.R. Khatian No – 1152

Total Area of Land – 43 decimal,

Title History of the aforesaid Land

One Habibur Rahaman Son of Late Harun Rasid by way inheritance became the Owner of 12 decimal of Sali Land and by way of a Deed of Conveyance duly executed by erstwhile Owner Lutfunnessa Bibi purchased 2 decimal of land and thereby became the absolute owner of piece and parcel of Sali Land measuring more or less 14 decimal pertaining to R.S. & L.R. Dag No – **18**, L.R. Khatian No – 792, 666 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed and registered on 12.02.1997 at the Office Sub Registrar at Bhangar, and was recorded in Book No – I, Volume No – 15, between pages 426 to 431 as Deed No – 580 for the year 1997.

Subsequently said Habibur Rahaman by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 14 decimal pertaining to R.S. & L.R. Dag No – **18**, L.R. Khatian No – 792, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24

Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly said Habibur Rahaman signed and executed a Deed of Conveyance on 08.03.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 08.03.2006 2006 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 14 as Deed No – 15482 for the year 2006.

One Mujibar Rahaman Son of Late Harun Rasid by way inheritance became the Owner of 13 decimal of Sali Land and by way of a Deed of Conveyance duly executed by erstwhile Owner Lutfunnessa Bibi purchased 2 decimal of land and thereby became the absolute owner of piece and parcel of Sali Land measuring more or less 15 decimal pertaining to R.S. & L.R. Dag No – **18**, L.R. Khatian No – 583, 666 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed and registered on 12.02.1997 at the Office Sub Registrar at Bhangar, and was recorded in Book No – I, Volume No – 15, between pages 426 to 431 as Deed No – 580 for the year 1997.

Subsequently said Mujibar Rahaman by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 15 decimal pertaining to R.S. & L.R. Dag No – **18**, L.R. Khatian No – 583, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24

Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

Accordingly said Mujibar Rahaman signed and executed a Deed of Conveyance on 08.03.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 08.03.2006 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 14 as Deed No – 15484 for the year 2006.

That by another Deed of Conveyance being Deed No – 15968 for the year 2006 M/S Basera Land Pvt. Ltd. purchased 14 decimal of Sali land pertaining to R.S. & L.R. Dag No – **18**, L.R. Khatian No – 583, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

By virtue of aforesaid Deeds M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 43 decimal pertaining to R.S. & L.R. Dag No – **18**, L.R. Khatian No – 792, 583, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance being Deed No – 15482 for the year 2006 in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Deed Conveyance being Deed No – 15484 for the year 2006 in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Deed Conveyance being Deed No – 15968 for the year 2006 in favour of M/S Basera Land Pvt. Ltd.
- 4) Copy of Record of Right in the name of erstwhile recorded owners.
- 5) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 7) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 8) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 18 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **18** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 19 Latest L.R. Khatian No – 1440, 1441

Total Area of Land –54 decimal,

Title History of the Land

As per said finally published L.R. Record of Right one Golam Mortaza Molla was the recorded Owner and thereby owned and possessed 31

decimal of land under L.R. Dag No – 19 within Mouza – Bairampur, Police Station – Bhangar, District 24 Paraganas (South).

Golam Mortaza Molla thereafter died intestate leaving behind his widow Anwara Bibi, three sons namely Subid Ali Molla, Sahid Ali Molla and Jahiruddin Molla and four daughters namely Jahanara Bibi, Manawara Bibi, Hasina Bibi, Sabera Bibi as his surviving legal heirs all of whom jointly inherited the entire land left behind by Golam Mortaza Molla as per respective share under Mohamedan law.

Accordingly Manwara Bibi inherited 2.713 decimal of land in Dag No – 19.

Manwara Bibi died intestate leaving behind her one son namely Mokhlesur Rahman and three Daughters namely Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi as her surviving legal heirs all of whom jointly inherited the entire land left behind by Manwara Bibi as per respective share under Mohamedan law of inheritance.

Out of those legal heirs three daughters Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi jointly inherited 1.67 under Dag No – 19, appertaining to L.R. Khatian No – 257 under Mouza – Bairampur, J.L. No – 41, District – 24 Paraganas (South)

Thereafter said Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi sold and transferred their 1.67 decimal of land under Dag No – 19 to Manor Vyappar Pvt. Ltd. and the said Deed was duly registered in the Office of D.S.R. – III at Alipore and was recorded in Book No – I as Deed No – 7710 for the year 2014

Anwara Bibi wife of Late Subid Ali Moll and Akbar Ali Molla Son of Late Subid Ali Molla by way of inheritance became the absolute owner of 5.88 decimal of Land L.R. Dag No – 16 appertaining to L.R. Khatian No – 257 under Mouza – Bairampur, J.L. No – 41, District – 24 Paraganas (South).

Subsequently said Anwara Bibi and Akbar Ali Molla sold and transferred their 1.78 decimal of land under L.R. Dag No – 16 to M/S Manor Vyapaar Pvt. Ltd., against valuable consideration.

Accordingly Anwara Bibi and Akbar Ali Molla on 29.10. 2012 signed and executed a Deed in favour of M/S Manor Vyapaar Pvt. Ltd., and the said Deed was duly registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I CD Volume No – 21, between Pages 295 to 308 as Deed No – 09994 for the year 2012

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 09994 for the year 2012 executed by Anwara Bibi and Akbar Ali Molla on 29.10. 2012 in favour of M/S Manor Vyapaar Pvt. Ltd., and Copy of Deed of Conveyance No – 7710 for the year 2014 executed by Firoza Molla Bibi, Mafuza Bibi Sardar and Afroza Bibi in favour of M/S Manor Vyapaar Pvt. Ltd.,
- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S Manor Vyapaar Pvt. Ltd.

- 4) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 19 of L.R. Khatian No – 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Manor Vyapaar Pvt. Ltd in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Manor Vyapaar Pvt. Ltd in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate

it is hereby certified that M/S Manor Vyapaar Pvt. Ltd is the absolute owner of the aforesaid Land under L.R. Dag No – **19** of L.R. Khatian No – 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 20 Latest L.R. Khatian No - 1440

Total Area of Land – 150 decimal

Title History of the aforesaid Land

One Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 by way of purchase by a Deed of Sale dated 02.01.1995 being Deed No – 102 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owners Subal Mondal and Others and by way of another purchase by a Deed of Sale dated 31.05.1995 Deed No – 989 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Sushil Kumar Mondal became the absolute owner of **67** decimal of Land under R.S. & L.R. Dag No – 20 under the then Khatian No – 557,

741, & 34 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Similarly One M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073, by way of Purchase by a Deed of Sale dated 01.02.1995 being Deed No – 208 for the year 1995 duly registered in the office of D.S.R. – III at Alipore from erstwhile owners Dulal Mondal and Others and by way of another purchase by a Deed of Sale dated 15.02.1995 Deed No – 943 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Jatiram Mondal & Others became the absolute owner of **83** decimal of Land under R.S. & L.R. Dag No – 20 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073 sold and transferred their purchased **83** decimal of Land under R.S. & L.R. Dag No – 20 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Commercial Hide & Skin signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 23.08. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 19 as Deed No – 15721 for the year 2006.

Similarly M/S Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 sold and transferred their purchased **67** decimal of Land under R.S. & L.R. Dag No – 20 under the then Khatian No – 557, 741, 12, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Nicco Construction Company signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 28.07. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 17 as Deed No – 15722 for the year 2006

By virtue of aforesaid Two Deeds M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that **1 Acre 50** decimal of Land under R.S. & L.R. Dag No – 4 under the then Khatian No – 557, 741, 34, and 1134 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 102 for the year 1995 executed by Subal Mondal & Others in favour of M/S Nicco Construction Company.
- 2) Copy of Deed Conveyance No – 208 for the year 1995 executed by Dulal Mondal & Others in favour of M/S Commercial Hide & Skin.
- 3) Copy of Deed Conveyance No – 15722 for the year 2006 executed by Nicco Construction Company, in favour of M/S South City Parivar Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 15721 for the year 2006 executed by M/S Commercial Hide & Skin, in favour of M/S South City Parivar Pvt. Ltd.
- 5) Copy of Record of Right in the name of Subal Mondal & Others.
- 6) Copy of Record of Right in the name of Dulal Mondal & Others.
- 7) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 8) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 10) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 20 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid L.R. Dag No – 20 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 21 Latest L.R. Khatian No – 1440, 1441

And 1152 Total Area of Land – 58 decimal

Title History of the aforesaid Land

One Golam Mortaza was the absolute owner of the all that piece and parcel of Sali Land measuring more or less 58 decimal under R.S. Dag No – 21, pertaining to R.S. Khatian No – 200, L.R. Khatian No – 257, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

One Noor Banu and her husband Sk. Md. Salauddin by way of purchase became the absolute owner of a piece of land measuring 12.5 decimal of at R.S. Dag No – 21, pertaining to R.S. Khatian No – 200 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) from its erstwhile owner Golam Mortaza vide Deed of Sale Dated 26.12.1996 which was registered in the Office of DSR III at Alipore and was recorded in Book No – I, Volume No – 10, between Pages 126 to 135 as Deed No – 326 for the year 1999.

Thereafter Sk. Md. Salauddin died intestate leaving behind his Wife Noor Bano, Two Sons Md. Sulahin, and Gulam Ghaus and Two Daughters namely Shaheda Begum and Zohra Begum all of whom jointly inherited the entire Share of Sk. Md. Salauddin in the said 12.5 decimal of Land under R.S. & L.R. Dag No – 21, pertaining to R.S. Khatian No – 200

within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Later Noor Bano, her two Sons Md. Sulahin, and Gulam Ghaus and two Daughters namely Shaheda Begum and Zohra Begum by executing a Deed of Conveyance sold and transferred the entire 12.5 decimal of Land under R.S. & L.R. Dag No – 21 to Basera Land Pvt. Ltd.

Accordingly Noor Bano, Md. Sulahin, Gulam Ghaus Shaheda Begum and Zohra Begum on 20th May 2006 signed and executed a Deed of Conveyance in favour of Basera land Pvt. Ltd. The said Deed was duly registered in the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 15 as Deed No – 12347 for the year 2006

After the Death of Original owner Golam Mortaza his remaining 45.5 decimal of land under R.S. Dag No – 21, pertaining to R.S. Khatian No – 200, L.R. Khatian No – 257, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) devolved upon his legal heirs namely widow Anwara Bibi, Sons Suhid Ali Molla, Sahid Ali Molla and Daughters Jahanara Begum, Manawara Bibi, Sabera Begum and Hasina Bibi, all of whom jointly inherited the remaining 45.5 decimal of land under R.S. Dag No – 21, pertaining to R.S. Khatian No – 200, L.R. Khatian No – 257, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter under a Gift Deed dated 31.01.2002 Anwara Bibi, gifted 7 decimal of Land under R.S. Dag No – 21, pertaining to R.S. Khatian No – 200, L.R. Khatian No – 257, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) to Jahiruddin Molla. The said Deed was registered in the Office of sub Registrar at Bhangar and was

recorded in Book No – I, Volume No – 8, between pages 172 to 181, as Deed no – 01798 for the year 2003.

Thereafter Sahid Ali Molla sold and transferred 10 decimal of Land under R.S. Dag No – 21, pertaining to R.S. Khatian No – 200, L.R. Khatian No – 257, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) to Jahiruddin Molla. The said Deed was registered in the Office of sub Registrar at Bhangar and was recorded in Book No – I, Volume No – 17, between pages 335 to 340, as Deed no – 1077 for the year 2003.

Thereafter Subid Ali Molla sold and transferred 10 decimal of Land under R.S. Dag No – 21, pertaining to R.S. Khatian No – 200, L.R. Khatian No – 257, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) to Jahiruddin Molla. The said Deed was registered in the Office of sub Registrar at Bhangar and was recorded in Book No – I, Volume No – 17, between pages 359 to 364, as Deed no – 1081 for the year 2003.

Jahiruddin Molla by way of inheritance from his father got 8 decimal of land Thereafter Sahid Ali Molla sold and transferred 10 decimal of Land under R.S. Dag No – 21, pertaining to R.S. Khatian No – 200, L.R. Khatian No – 257, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South) and thereby jariduddin Molla became the absolute owner of all that about 30 decimal of land which he sold to M/S South City Pariver Pvt. Ltd on 09.08.2006 against valuable consideration. The said Sale Deed was duly signed executed and registered in the Office of the A.R.A Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 14, as Deed No – 15485 for the year 2006.

The Legal heirs of Golam Mortaza i.e. 1) Jahanara Begum, 2) Sabera Begum, 3) Sonia Sahani 4) Abdul Hamid Molla (3 & 4 being the Legal heirs of Late Hassina Bibi) 5) Mokalesur Jaiman Molla, 6) Firoja Bibi, 7) Mafuja Bibi, 8) Afroja Bibi 9) Fajlul Haque Molla sold and transferred 16 decimal of Land to M/S Manor Vyapaar Pvt. Ltd. and 12.10.2007 signed and executed a Deed of Conveyance in favour of M/S Manor Vyapaar Pvt. Ltd., which was duly registered in the Office of A.R.A. – I, Kolkata and was recorded in Book No – I, C.D. Volume No – 66, between pages 3942 to 3956 as Deed No – 1927 for the year 2008.

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in connection with aforesaid 30 decimal of Land under R.S. & L.R. Dag No – 21, in the name of M/S South City Projects (Kolkata) Ltd. in the L.R. Record of Right under L.R. Khatian No – 1440.

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in connection with aforesaid 12 decimal of Land under R.S. & L.R. Dag No – 21, in the name of M/S Basera Land Pvt. Ltd. in the L.R. Record of Right under L.R. Khatian No – 1152.

M/S Manor Vyapaar Pvt. Ltd. also duly mutated its name in connection with aforesaid 16 decimal of Land under R.S. & L.R. Dag No – 21, in the name of M/S Manor Vyapaar Pvt. Ltd. in the L.R. Record of Right under L.R. Khatian No – 1441.

M/S Basera Land Pvt. Ltd., M/S South City Projects (Kolkata) Ltd. and M/S Manor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work

and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour. It is to be noted that the Land under Dag no – 5 measuring 12.5 decimal in the name of Basera Land Pvt. Ltd was not applied for conversation.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 12347 for the year 2006 executed in favour of M/S Baser Land Pvt. Ltd.
- 2) Copy of Deed Conveyance No – 15485 for the year 2006 executed in favour of M/S South City Parivar Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 1927 for the year 2008 executed by in favour of M/S Manor Vyapaar Pvt. Ltd.
- 4) Copy of L.R. Record of Right in the name of M/S South City Projects (Kolkata) Ltd. Basera Land Pvt. Ltd., and M/S Manor Vyapaar Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd. Basera Land Pvt. Ltd., and M/S Manor Vyapaar Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 21 of L.R. Khatian No – 1440, 1441 & 1152 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Projects (Kolkata) Ltd. M/S Manor Vyapaar Pvt. Ltd. M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. M/S Manor Vyapaar Pvt. Ltd. M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Projects (Kolkata) Ltd. M/S Manor Vyapaar Pvt. Ltd. M/S Basera Land Pvt. Ltd. are the absolute owners of Land measuring 58 decimal under the aforesaid L.R. Dag No – 21 of L.R. Khatian No – 1152, 1440 and 1441 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 22, Latest L.R. Khatian No – 1441 & 1443

Total Area of Land – 1 Acre 30 Decimal/130 decimal,

Title History of the aforesaid Land

Ravindra Kumar Daga, son of late Babulal Daga and Chetna Daga, wife of Sri Kamal Kumar Daga by way of purchase from the erstwhile Owner Alam Box Molla became the absolute owner of all that piece and parcel of Sali/Danga Land measuring 48.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – 22, R.S. and L.R. Khatian No - 140 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Bikroy Kobala was duly signed, executed and registered in the Office of Additional Registrar of Assurance – I, Calcutta on 08.08.2000 and was recorded in Book No – I, Volume No – 128, between Pages 57 to 62 as Deed No – 5099 for the year 2000.

Subsequently Ravindra Kumar Daga, and Chetna Daga by executing a Deed of Conveyance on 15th day of September 2010 sold and transferred the aforesaid 48.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – 22, R.S. and L.R. Khatian No – 140, Present L.R. Khatian No – 1116 and 1117 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Said Deed of Conveyance was duly registered in the Office of District Sub Registrar – III, Alipore and was recorded in Book No – I, CD

Volume No – 13, between pages 5249 to 5267 as Deed No 06997 for the year 2010.

Similarly Bajrang Lal Daga and Binod Kumar Daga, both Sons of Late Mohan Lal Daga by way of purchase from the erstwhile Owner Alam Box Molla became the absolute owner of all that piece and parcel of Sali/Danga Land measuring 16.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. and L.R. Khatian No - 140 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Bikroy Kobala was duly signed, executed and registered in the Office of Additional Registrar of Assurance – I, Calcutta on 21.08.2000 and was recorded in Book No – I, Volume No – 128, between Pages 63 to 68 as Deed No – 5100 for the year 2000.

Subsequently said Bajrang Lal Daga and Binod Kumar Daga by executing a Deed of Conveyance on 15th day of September 2010 sold and transferred the aforesaid 16.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. and L.R. Khatian No – 140, Present L.R. Khatian No – 1114 and 1115 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Said Deed of Conveyance was duly registered in the Office of District Sub Registrar – III, Alipore and was recorded in Book No – I, CD Volume No – 13, between pages 5779 to 5797 as Deed No 06998 for the year 2010.

Similarly Kamal Kumar Daga, Son of late Babulal Daga by way of purchase from the erstwhile Owner Kanai Molla became the absolute owner of all that piece and parcel of Sali/Danga Land measuring 15.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – 22, R.S. and L.R. Khatian No - 211 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Bikroy Kobala was duly signed, executed and registered in the Office of Additional Registrar of Assurance – I, Calcutta on 03.01.2001 and was recorded in Book No – I, Volume No – 113, between Pages 293 to 300 as Deed No – 5482 for the year 2001.

Subsequently said Kamal Kumar Daga, Son of late Babulal Daga by executing a Deed of Conveyance on 15th day of September 2010 sold and transferred the aforesaid 15.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – 22, R.S. and L.R. Khatian No – 211, Present L.R. Khatian No – 1118 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Said Deed of Conveyance was duly registered in the Office of District Sub Registrar – III, Alipore and was recorded in Book No – I, CD Volume No – 13, between pages 5133 to 5150 as Deed No 06999 for the year 2010.

Similarly Zarrar Khan, Son of Md. Ahrrar Khan by way of purchase from the erstwhile Owner Kanai Molla became the absolute owner of all that piece and parcel of Sali/Danga Land measuring 16.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – 22, R.S. and L.R. Khatian No - 211 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Zarrar Khan, by executing a Deed of Conveyance on 14th day of September 2007 sold and transferred the aforesaid 16.5 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. and L.R. Khatian No – 211, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Said Deed of Conveyance was duly registered in the Office of Additional District Sub Registrar – Bhangar and was recorded in Book No – I, Volume No – 61, between pages 49 to 54 as Deed No 3241 for the year 2007.

Similarly one Reshma Nehal wife of Md. Rizwan Ahmed by way of purchase from the erstwhile Owner Kanai Molla became the absolute owner of all that piece and parcel of Sali/Danga Land measuring 13.20 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. and L.R. Khatian No - 211 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed, executed and registered in the Office of Additional District sub Registrar - Bhangar on 10.04.1996 and was recorded in Book No – I, Volume No – 21, between Pages 281 to 292 as Deed No – 1126 for the year 1996.

Subsequently said Reshma Nehal wife of Md. Rizwan Ahmed by executing a Deed of Conveyance on 23rd day of April 2015 sold and transferred the aforesaid 13.20 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. and L.R. Khatian No – 211, Present L.R. Khatian No – 1300 within Mouja –

Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

Said Deed of Conveyance was duly registered in the Office of District Sub Registrar – III, Alipore and was recorded in Book No – I, CD Volume No – 7, between pages 6588 to 6607 as Deed No 03042 for the year 2015.

By virtue of aforesaid Deeds M/S Monor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring 110 decimal or 1 Acre 10 Decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South). Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right in respect of aforesaid land under L.R. Khatian No – 1441.

M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Nahid Nehal @ Nihal wife of Md. Irfan Ahmed, Noor – E – Sabah Rahman, Wife of Mohmoodur Rahman and Afsari Banu, wife of late Nehal Ahmed by way of purchase through three separate Deed of conveyances from the erstwhile Owner Kanai Molla became the absolute owner of all that piece and parcel of Sali Land measuring 19.80 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. &

L.R. Dag No – **22**, R.S. and L.R. Khatian No - 211 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said three Deed of Conveyances were duly signed, executed and registered in the Office of Additional District sub Registrar - Bhangar on 10.04.1996 and was recorded in Book No – I, Volume No – 21, between Pages 261 to 270, 271 to 280 and 293 to 302 as Deed No – 1124, 1125 and 1127 respectively for the year 1996.

Subsequently said Nahid Nehal @ Nihal wife of Md. Irfan Ahmed, Noor – E – Sabah Rahman, Wife of Mohmoodur Rahman and Afsari Banu, wife of late Nehal Ahmed by executing a Deed of Conveyance on 8th day of April 2010 sold and transferred the aforesaid 19.80 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. and L.R. Khatian No – 211, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Bengal South City Martrix Infrastructure Ltd.

Said Deed of Conveyance was duly registered in the Office of District Sub Registrar – III, Alipore and was recorded in Book No – I, CD Volume No – 6, between pages 3697 to 3715 as Deed No 02868 for the year 2010.

By virtue of aforesaid Deed M/S Bengal South City Martrix Infrastructure Ltd. became and has become the absolute Owner of all that piece and parcel of Sali Land measuring 19.80 decimal out of 65 decimal out of total 1 Acre 30 Decimal pertaining to R.S. & L.R. Dag No – **22**, R.S. and L.R. Khatian No – 211, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Bengal South City Marrix Infrastructure Ltd. duly mutated its name in the L.R. Record of Right in respect of aforesaid land under L.R. Khatian No – 1443.

M/S Bengal South City Marrix Infrastructure Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 06997 for the year 2010 executed by Ravindra Kumar Daga, and Chetna Daga in favour of M/S Monor Vyapaar Pvt. Ltd.
- 2) Copy of Deed Conveyance No – 06998 for the year 2010 executed by Bajrang Lal Daga and Binod Kumar Daga in favour of M/S Monor Vyapaar Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 06999 for the year 2010 executed by Kamal Kumar Daga in favour of M/S Monor Vyapaar Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 3241 for the year 2007 executed by Zarrar Khan in favour of M/S Monor Vyapaar Pvt. Ltd.
- 5) Copy of Deed Conveyance No – 3042 for the year 2015 executed by Reshma Nehal in favour of M/S Monor Vyapaar Pvt. Ltd.
- 6) Copy of Deed Conveyance No – 02868 for the year 2010 executed by Nahid Nehal @ Nihal, Noor – E – Sabah Rahman, and Afsari

Banu in favour of M/S Bengal South City Martrix Infrastructure Ltd.

- 7) Copy of Record of Right in the name of erstwhile recorded owners.
- 8) Copy of L.R. Record of Right in the name of M/S Bengal South City Martrix Infrastructure Ltd.
- 9) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt. Ltd.
- 10) Copy of Conversation Certificate in the name of M/S Bengal South City Martrix Infrastructure Ltd.
- 11) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd.
- 12) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 13) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 22 of L.R. Khatian No – 1441 and 1443, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Bengal South City Marrix Infrastructure Ltd., and M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Bengal South City Marrix Infrastructure Ltd., and M/S Manor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Bengal South City Marrix Infrastructure Ltd., and M/S Manor Vyapaar Pvt. Ltd. are the absolute owners of the aforesaid L.R. Dag No – 22 of L.R. Khatian No – 1441 & 1443, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and these Company have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 24 Latest L.R. Khatian No - 1440

Total Area of Land – 154 decimal

Title History of the aforesaid Land

One Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 by way of purchase by a Deed of Sale dated 02.01.1995 being Deed No – 102 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owners Subal Mondal and Others and by way of another purchase by a Deed of Sale dated 31.05.1995 Deed No – 989 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Sushil Kumar Mondal became the absolute owner of **66** decimal of Land under R.S. & L.R. Dag No – 24 under the then Khatian No – 403, 669, 731, 741 & 35 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Similarly One M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073, by way of Purchase by a Deed of Sale dated 01.02.1995 being Deed No – 208 for the year 1995 duly registered in the office of D.S.R. – III at Alipore from erstwhile owners Dulal Mondal and Others and by way of another purchase by a Deed of Sale dated 15.02.1995 Deed No – 943 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Jatiram Mondal & Others became the absolute owner of **88** decimal of Land under R.S. & L.R. Dag No – 24 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073 sold and transferred their purchased **88** decimal of Land under R.S. & L.R. Dag No – 24 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Commercial Hide & Skin signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 23.08. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 19 as Deed No – 15721 for the year 2006.

Similarly M/S Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 sold and transferred their purchased **66** decimal of Land under R.S. & L.R. Dag No – 24 under the then Khatian No – 403, 669, 731, 741 & 35 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Nicco Construction Company signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 28.07. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 17 as Deed No – 15722 for the year 2006

By virtue of aforesaid Two Deeds M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that **1 Acre 54** decimal of Land under R.S. & L.R. Dag No – **24** under the then Khatian No –

403, 669, 731, 741 & 35 and 1134 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 102 for the year 1995 executed by Subal Mondal & Others in favour of M/S Nicco Construction Company.
- 2) Copy of Deed Conveyance No – 208 for the year 1995 executed by Dulal Mondal & Others in favour of M/S Commercial Hide & Skin.
- 3) Copy of Deed Conveyance No – 15722 for the year 2006 executed by Nicco Construction Company, in favour of M/S South City Parivar Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 15721 for the year 2006 executed by M/S Commercial Hide & Skin, in favour of M/S South City Parivar Pvt. Ltd.
- 5) Copy of Record of Right in the name of Subal Mondal & Others.

- 6) Copy of Record of Right in the name of Dulal Mondal & Others.
- 7) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 8) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 10) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 24 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South

City Projects (Kolkata) Ltd.in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid L.R. Dag No – 24 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 25 Latest L.R. Khatian No - 1440

Total Area of Land – 33 decimal

Title History of the aforesaid Land

One Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 by way of purchase by a Deed of Sale dated 02.01.1995 being Deed No – 102 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owners Subal Mondal and Others and by way of another

purchase by a Deed of Sale dated 31.05.1995 Deed No – 989 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Sushil Kumar Mondal became the absolute owner of **15** decimal of Land under R.S. & L.R. Dag No – 25 under the then Khatian No – 557, 741 & 7 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Similarly One M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073, by way of Purchase by a Deed of Sale dated 01.02.1995 being Deed No – 208 for the year 1995 duly registered in the office of D.S.R. – III at Alipore from erstwhile owners Dulal Mondal and Others and by way of another purchase by a Deed of Sale dated 15.02.1995 Deed No – 943 for the year 1995 duly registered in the office of A.D.S.R. Bhangar from erstwhile owner Jatiram Mondal & Others became the absolute owner of **18** decimal of Land under R.S. & L.R. Dag No – 25 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Subsequently M/S Commercial Hide & Skin, a Partnership Firm having its registered Office at 1, Srinath Babu Lane, Kolkata – 700 073 sold and transferred their purchased **18** decimal of Land under R.S. & L.R. Dag No – 25 under the then Khatian No – 1134, within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Commercial Hide & Skin signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 23.08. 2006 at the Office of Registrar of Assurance – I,

Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 19 as Deed No – 15721 for the year 2006.

Similarly M/S Nicco Construction Company, a Partnership Firm having its Partners' residence at 8B, Dilkhusa Street, Kolkata – 700 017 sold and transferred their purchased **15** decimal of Land under R.S. & L.R. Dag No – 25 under the then Khatian No – 557, 741 & 7 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South), to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly M/S Nicco Construction Company signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. which was duly registered on 28.07. 2006 at the Office of Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages 1 to 17 as Deed No – 15722 for the year 2006

By virtue of aforesaid Two Deeds M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that **33** decimal of Land under R.S. & L.R. Dag No – 25 under the then Khatian No – 557, 741 & 7 and 1134 within Mouja – Bairampur, Police Station Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 102 for the year 1995 executed by Subal Mondal & Others in favour of M/S Nicco Construction Company.
- 2) Copy of Deed Conveyance No – 208 for the year 1995 executed by Dulal Mondal & Others in favour of M/S Commercial Hide & Skin.
- 3) Copy of Deed Conveyance No – 15722 for the year 2006 executed by Nicco Construction Company, in favour of M/S South City Parivar Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 15721 for the year 2006 executed by M/S Commercial Hide & Skin, in favour of M/S South City Parivar Pvt. Ltd.
- 5) Copy of Record of Right in the name of Subal Mondal & Others.
- 6) Copy of Record of Right in the name of Dulal Mondal & Others.
- 7) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 8) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.

- 10) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 25 of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. is the absolute owner

of the aforesaid L.R. Dag No – **25** of L.R. Khatian No – 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 26 Latest L.R. Khatian No – 1152

Total Area of Land – 20 decimal,

Title History of the aforesaid Land

One Nazma Begum by way of a Deed of CONveyance duly executed by erstwhile Owner Samiruddin Laskar became the absolute owner of piece and parcel of Sali Land measuring more or less 20 decimal pertaining to R.S. & L.R. Dag No – **26**, L.R. Khatian No – 280, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

The said Deed of Conveyance was duly signed executed and registered on 28.03.2000 at the Office Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 128, between pages 69 to 74 as Deed No – 5101 for the year 2000.

Subsequently said Nazma Begum by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 20 decimal pertaining to R.S. & L.R. Dag No – **26**, L.R. Khatian No – 280, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 14.06.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 14th day of June 2006 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 12 as Deed No –03552 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 20 decimal pertaining to R.S. & L.R. Dag No – 26, L.R. Khatian No – 280, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 7) Copy of Deed Conveyance No – Deed No – 5101 for the year 2000. Executed by Samiruddin Laskar in favour of Nazma Begum.
- 8) Copy of Deed Conveyance No – Deed No – 03552 for the year 2006 Executed by Nazma Begum in favour of M/S Basera Land Pvt. Ltd.
- 9) Copy of Record of Right in the name of erstwhile recorded owners.

- 10) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 11) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 12) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 13) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 26 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **26** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 27 Latest L.R. Khatian No – 1152

Total Area of Land – 35 decimal,

Title History of the aforesaid Land

One Haran Mondal was the recorded and absolute owner of piece and parcel of Sali Land measuring more or less 35 decimal pertaining to R.S. & L.R. Dag No – **27**, L.R. Khatian No – 803, J.L. No – 41, Touzi No – 147, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

While said Haran Mondal was in absolute occupation and possession of the said 35 Decimal of Sali land sold and transferred a portion of land measuring more or less 10 decimal out of said 35 decimal of land pertaining to R.S. & L.R. Dag No – **27**, L.R. Khatian No – 803, J.L. No – 41, Touzi No – 147, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of Farooque Ahmed Khan by executing a Deed of Conveyance.

The said Deed of Conveyance was duly signed executed and registered on 11.03.2000 in the Office of Additional Registrar of Assurance – I Kolkata and was recorded in Book No – I, Volume No – 75, between pages – 89 to 94, Deed No – 3661 for the year 2000.

Said Haran Mondal by executing two separate Deed of Conveyance sold and transferred remaining land measuring more or less 25 Decimals out of said 35 decimal of land pertaining to R.S. & L.R. Dag No – **27**, L.R. Khatian No – 803, J.L. No – 41, Touzi No – 147, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of Salam Khan.

The said two Deeds of Conveyance was duly signed executed and registered on 11.03.2000 in the Office of Additional Registrar of Assurance – I Kolkata and were recorded in Book No – I, Volume No – 92, between pages – 189 to 195, Deed No – 4041 for the year 2000 and Book No – I, Volume No – 92, between pages – 196 to 202, Deed No – 4042 for the year 2000.

Subsequently said Farooque Ahmed Khan by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 10 decimal out of said 35 decimal of land pertaining to R.S. & L.R. Dag No – **27**, L.R. Khatian No – 803, J.L. No – 41, Touzi No – 147, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 22.04.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 22nd day of April 2006 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata

and was recorded in Book No – I, Volume No – 01, between Pages 01 to 14 as Deed No – 8060 for the year 2006.

Subsequently said Salam Khan by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 25 decimal out of said 35 decimal of land pertaining to R.S. & L.R. Dag No – 27, L.R. Khatian No – 803, J.L. No – 41, Touzi No – 147, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 09.03.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 12 as Deed No – 03548 for the year 2006.

By virtue of aforesaid two Deeds M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 35 decimal pertaining to R.S. & L.R. Dag No – 27, L.R. Khatian No – 803, J.L. No – 41, Touzi No – 147, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 3661 for the year 2000. Executed by Haran Mondal in favour of Farooque Ahmed Khan.
- 2) Copy of two Deeds Conveyance No – Deed No – 4041 and 4042 for the year 2000. Executed by Haran Mondal in favour of Salam Khan.
- 3) Copy of Deed Conveyance No – Deed No – 8060 for the year 2006 Executed by Farooque Ahmed Khan in favour of M/S Basera Land Pvt. Ltd.
- 4) Copy of Deed Conveyance No – Deed No – 03548 for the year 2006 Executed by Salam Khan in favour of M/S Basera Land Pvt. Ltd.
- 5) Copy of Record of Right in the name of erstwhile recorded owners.
- 6) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 7) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 8) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 9) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 27 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – 27 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 30/640 Latest L.R. Khatian No – 1152

Total Area of Land – 31 decimal,

Title History of the aforesaid Land

Md. Muslim and Md. Akbar Ali by way of a Deed of Conveyance duly executed by erstwhile Owner Abdul Majid Molla became the joint owners of piece and parcel of Sali Land measuring more or less 14.5 decimal pertaining to R.S. & L.R. Dag No – **30/640** L.R. Khatian No – 110, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

The said Deed of Conveyance was duly signed executed and registered on 16.02.2000 at the Office of Sub Registrar - Bhangar and was recorded in Book No – I, Volume No – 11, between pages 145 to 152 as Deed No – 659 for the year 2002.

Subsequently said Md. Muslim and Md. Akbar Ali by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 14.5 decimal pertaining to R.S. & L.R. Dag No – **30/640**, L.R. Khatian No – 110, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 21.04.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 13 as Deed No –9992 for the year 2006.

Md. Mohid Khan and Md. Naushad Khan by way of a Deed of Conveyance duly executed by erstwhile Owner Abdul Majid Molla became the joint owners of piece and parcel of Sali Land measuring more or less 16.5 decimal pertaining to R.S. & L.R. Dag No – **30/640** L.R. Khatian No – 110, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

The said Deed of Conveyance was duly signed executed and registered on 16.02.2000 at the Office of Sub Registrar - Bhangar and was recorded in Book No – I, Volume No – 11, between pages 139 to 144 as Deed No – 658 for the year 2002.

Subsequently said Md. Mohid Khan and Md. Naushad Khan by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 16.5 decimal pertaining to R.S. & L.R. Dag No – **30/640**, L.R. Khatian No – 110, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 13.03.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No –1, between Pages 01 to 12 as Deed No –8057 for the year 2006.

By virtue of aforesaid two Deeds M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 31 decimal pertaining to R.S. & L.R. Dag No – **30/640**, L.R. Khatian No – 110, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 8057 for the year 2002. Executed by Md. Mohid Khan and Md. Naushad Khan in favour of Basera Land Pvt. Ltd.,
- 2) Copy of Deed Conveyance No – Deed No – 9992 for the year 2006 Executed by Md. Muslim and Md. Akbar Ali khan in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **30/640** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land measuring more or less 31 decimal of L.R. Dag No – **30/640** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 119 Latest L.R. Khatian No – 1152

Total Area of Land – 10 decimal,

Title History of the aforesaid Land

Md. Muslim and Md. Akbar Ali by way of a Deed of Conveyance duly executed by erstwhile Owner Abdul Majid Molla became the joint owners of piece and parcel of Sali Land measuring more or less 10 decimal pertaining to R.S. & L.R. Dag No – **119**, L.R. Khatian No – 97, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

The said Deed of Conveyance was duly signed executed and registered on 16.02.2000 at the Office of Sub Registrar - Bhangar and was recorded in Book No – I, Volume No – 11, between pages 145 to 152 as Deed No – 659 for the year 2002.

Subsequently said Md. Muslim and Md. Akbar Ali by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 10 decimal pertaining to R.S. & L.R. Dag No – **119**, L.R. Khatian No – 97, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 21.04.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 13 as Deed No –9992 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 10 decimal pertaining to R.S. & L.R. Dag No – **119**, L.R. Khatian No – 97, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 659 for the year 2002. Executed by Abdul Majid Molla in favour of Md. Muslim and Md. Akbar Ali khan.
- 2) Copy of Deed Conveyance No – Deed No – 9992 for the year 2006 Executed by Md. Muslim and Md. Akbar Ali khan in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.

- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 119 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – 119 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar,

District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 120 Latest L.R. Khatian No – 1441

Total Area of Land – 89 decimal,

Title History of the aforesaid Land

One Molla Matiur Rahaman by way of a Deed of Gift duly executed by his Grandfather the erstwhile Owner became the absolute owner of piece and parcel of Sali Land measuring more or less 89 decimal pertaining to L.R. Dag No – **120**, Hal Khatian No - 161, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and another piece of Sali Land Measuring more or less 1 Acre 24 Decimals pertaining to L.R. Dag No – **53/644**, Hal Khatian No - 69, Khanda Khatian No – 310, Touzi No – 147, J.L.No - 41 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Gift was duly signed executed and registered on 2.10.1942 at the Office of Sub Registrar – Bhangar and was recorded in Book No – I, Volume No – 34, between pages 187 to 229 as Deed No – 3439 for the year 1942.

Said Molla Matiur Rahaman while in absolute occupation and possession of the aforementioned land sold and transferred to Molla Manirul Islam piece and parcel of Sali land measuring more or less 44 decimals out of total 89 decimal pertaining to L.R. Dag No – **120**, Hal Khatian No - 161, Khanda Khatian No – 279, Touzi No – 147, J.L.No - 41 within Mouja –

Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and another piece of Sali Land Measuring more or less 45 Decimals out of total 1 Acre 24 Decimals pertaining to L.R. Dag No – **53/644**, Hal Khatian No - 69, Khanda Khatian No – 310, Touzi No – 147, J.L.No - 41 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) by executing three Separate Bengali Kobalas.

All three Bengali Kobalas were duly signed executed and registered on 22.12.1982 and were registered at the office of the Sub Registrar – Bhangore and were recorded in **i)** Book No – 1, Volume No – 40, Between Pages 185 to 191, as Deed No 11782 for the year 1982 in respect of 14 ½ Decimals of Sali land out of total 89 decimal pertaining to L.R. Dag No – **120**, Hal Khatian No - 161, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and another piece of Sali Land Measuring more or less 15 Decimals out of total 1 Acre 24 Decimals pertaining to L.R. Dag No – **53/644**, Hal Khatian No - 69, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South), **ii)** Book No – 1, Volume No – 32, Between Pages 261 to 267, as Deed No 11786 for the year 1982 in respect of 15 Decimals of Sali land out of total 89 decimal pertaining to L.R. Dag No – **120**, Hal Khatian No - 161, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and another piece of Sali Land Measuring more or less 15 Decimals out of total 1 Acre 24 Decimals pertaining to L.R. Dag No – **53/644**, Hal Khatian No - 69, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South), **iii)** Book No – 1, Volume No – 32, Between Pages 280 to 286, as Deed No 11789 for the year 1982 in respect of 14 ½ Decimals of Sali land out of total 89 decimal pertaining to L.R. Dag No – **120**, Hal Khatian No - 161, within

Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and another piece of Sali Land Measuring more or less 15 Decimals out of total 1 Acre 24 Decimals pertaining to L.R. Dag No – **53/644**, Hal Khatian No - 69, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) respectively.

By Virtue of aforesaid purchase said Molla Manirul Islam became the absolute owner of 45 Decimal of Sali Land in L.R. Dag No – 120 and another piece of Sali Land measuring 45 Decimals in L.R. Dag No – 53/644.

While said Molla Manirul Islam was in absolute occupation and possession of the above mentioned land has exchanged 45 decimals of Sali Land in L.R. Dag No – 53/644 with remaining Sali land measuring 45 Decimals in L.R. Dag No – **120**.

By virtue of said exchange Molla Manirul Islam became the absolute owner of 89 decimals of Sali Land pertaining to L.R. Dag No – **120**, Hal Khatian No - 161, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and has duly mutated his name in the record of B.L. and L.R.O in respect of total 89 Decimals of Sali land in L.R.Dag No -120, pertaining to L.R. Khatian No – 535 within Mouza – Bairampur.

Subsequently said Molla Manirul Islam by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 89 decimals of Sali Land pertaining to L.R. Dag No – **120**, L.R. Khatian No – 535, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 17.07.2007 in favour of M/S Manor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered on 17th day of July 2007 and was registered in the Office of Additional District Sub Registrar at Bhangar and was recorded in Book No – I, Volume No – 47, between Pages 67 to 84 as Deed No –2468 for the year 2007.

By virtue of aforesaid Deed M/S Manor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 89 decimals of Sali Land pertaining to L.R. Dag No – 120, L.R. Khatian No – 535, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Manor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1441.

M/S Manor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed of Gift No – Deed No – 3439 for the year 1942. Executed in favour of Molla Matiur Rahaman.
- 2) Copy of three Bengali Kobalas i) Deed No -11782 for the year 1982, ii) Deed No – 11786 for the year 1982 and iii) Deed No – 11789 for the year 1982 Executed by Molla Matiur Rahaman in favour of Molla Manirul Islam.

- 3) Copy of Deed Conveyance No – Deed No – 2468 for the year 2007 Executed by Molla Manirul Islam in favour of M/S Manor Vyapaar Pvt. Ltd.
- 4) Copy of Record of Right in the name of erstwhile recorded owners.
- 5) Copy of L.R. Record of Right in the name of M/S Manor Vyapaar Pvt. Ltd.
- 6) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd.
- 7) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 8) Information gathered from Search and Inspection as discussed later on.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 120 of L.R. Khatian No – 1441, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against

M/S Manor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Manor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Manor Vyapaar Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **120** of L.R. Khatian No – 1441, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 121 Latest L.R. Khatian No – 1152

Total Area of Land – 32 decimal,

Title History of the aforesaid Land

One Abdul Hakim Molla by way of a Bengali Kobala duly executed by erstwhile Owners Abdul Jalil Molla and Another became the absolute owner of piece and parcel of Sali Land measuring more or less 32 decimal pertaining to L.R. Dag No – **121**, L.R. Khatian No – 94, 808, 160, and 277, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

The said Bengali Kobala was duly signed executed and registered on 16.05.2000 at the Office Additional Registrar of Assurance – I, Kolkata

and was recorded in Book No – I, Volume No – 92, between pages 203 to 211 as Deed No – 4043 for the year 2000.

Said Abdul Hakim Molla died intestate on 29.08.2001 leaving behind his widow Setara Begum, one unmarried daughter Afsana Parveen and two sons Amir Khan and Asif Khan all of whom jointly inherited the aforesaid Sali Land measuring more or less 32 decimal pertaining to L.R. Dag No – **121**, L.R. Khatian No – 94, 808, 160, and 277, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and jointly became the absolute owners thereof.

Subsequently said Setara Begum, Afsana Parveen, Amir Khan and Asif Khan by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 32 decimal pertaining to L.R. Dag No – **121**, L.R. Khatian No – 94, 808, 160, and 277, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 03.08.2007 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 3rd day of August 2007 and was registered in the Office of Additional District Sub Registrar at Bhangar and was recorded in Book No – I, Volume No – 51, between Pages 193 to 210 as Deed No –2711 for the year 2007.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 32 decimal pertaining to L.R. Dag No – **121**, L.R. Khatian No – 94, 808, 160, and 277, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South)

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 4043 for the year 2000. Executed by Abdul Jalil Molla & Another in favour of Abdul Hakim Molla.
- 2) Copy of Deed Conveyance No – Deed No – 2711 for the year 2007 Executed by Setara Begum, Afsana Parveen, Amir Khan and Asif Khan in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **121** of L.R. Khatian No –1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property L.R. Dag No – **121** of L.R. Khatian No – 1441, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South). No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **121** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 122 Latest L.R. Khatian No – 1441, 1443 & 1152

Total Area of Land – 20 decimal,

Title History of the aforesaid Land

One Nurnecha Bibi @ Nurnehar Bibi wife of Mofijul Islam Molla was the Recorded Owner of 11.16 decimal of Sali Land pertaining to R.S. & L.R. Dag No – **122**, L.R. Khatian No – 427, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Nurnecha Bibi @ Nurnehar Bibi by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 11.16 decimal pertaining to R.S. & L.R. Dag No – **122**, L.R. Khatian No – 427, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Bengal South City Matrix Infrastructure Ltd. against valuable consideration.

And accordingly said Nurnecha Bibi @ Nurnehar Bibi signed and executed a Deed of Conveyance on 08.02.2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd. The said Deed of Conveyance was duly registered on 08.02.2008 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, CD Volume No – 77, between Pages 6891 to 6906 as Deed No – 7705 for the year 2008.

One Muslima Bibi Wife of Late Nurul Haque Molla, Mahidur Molla Son of Late Nurul Haque Molla and Faruque Molla Son of Late Nurul Haque Molla by way inheritance from their Husband /Father Nurul Haque Molla became the Owner of 5.93 decimal of Sali Land pertaining to R.S. & L.R. Dag No – **122**, L.R. Khatian No – 425 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Muslima Bibi, Mahidur Molla and Faruque Molla by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 5.93 decimal pertaining to R.S. & L.R. Dag No – **122**, L.R. Khatian No – 425 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Bengal South City Matrix Infrastructure Ltd. against valuable consideration.

Accordingly said Muslima Bibi, Mahidur Molla and Faruque Molla signed and executed a Deed of Conveyance on 08.02.2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd. The said Deed of Conveyance was duly registered on 08.02.2008 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, CD Volume No – 77, between Pages 6926 to 6943 as Deed No – 7708 for the year 2008.

By virtue of aforesaid Deeds M/S Bengal South City Matrix Infrastructure Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 17 decimal pertaining to R.S. & L.R. Dag No – **122**, L.R. Khatian No – 425

& 427, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Bengal South City Matrix Infrastructure Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1443.

That apart M/S Basera Land Pvt. Ltd. purchased 8 decimal of Sali Land from a Recorded Owner Lychel Haque Molla Son of Late Mafijuddin Molla pertaining to R.S. & L.R. Dag No – **122**, L.R. Khatian No – 657, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Accordingly said Lychel Haque Molla on 05.06.2006 signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd. which was duly registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 13 as Deed No – 17132 for the year 2006.

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

That apart M/S Manor Vyappar Pvt. Ltd. purchased 23 decimal of Sali Land from a Recorded Owner Golam Rasul Molla pertaining to R.S. & L.R. Dag No – **122**, L.R. Khatian No – 262, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Accordingly said Golam Rasul Molla on 13.01.2017 signed and executed a Deed of Conveyance in favour of M/S Manor Vyappar Pvt. Ltd. which was duly registered in the Office of D.S.R. V Alipore and was recorded as Deed No – 123 for the year 2017.

Thereafter M/S Manor Vyappar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1441.

M/S Manor Vyappar Pvt. Ltd., M/S Basera Land Pvt. Ltd. & M/S Bengal South City Matrix Infrastructure Ltd. in the meantime applied for conversion of their total Land measuring 20 decimal from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance being Deed No – 7705 for the year 2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd.
- 2) Copy of Deed Conveyance being Deed No – 7708 for the year 2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd.
- 3) Copy of Deed Conveyance being Deed No – 17132 for the year 2006 in favour of M/S Basera Land Pvt. Ltd.,
- 4) Copy of Deed Conveyance being Deed No – 124 for the year 2017 in favour of M/S Manor Vyappar Pvt. Ltd.,
- 5) Copy of Record of Right in the name of erstwhile recorded owners.
- 6) Copy of L.R. Record of Right in the name of M/S Manor Vyappar Pvt. Ltd.,
- 7) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.,
- 8) Copy of L.R. Record of Right in the name of M/S Bengal South City Matrix Infrastructure Ltd.,

- 9) Copy of Conversation Certificate in the name of M/S Manor Vyappar Pvt. Ltd.,
- 10) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.,
- 11) Copy of Conversation Certificate in the name of M/S Bengal South City Matrix Infrastructure Ltd.
- 12) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 13) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 122 of L.R. Khatian No – 1441, 1443 & 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Manor Vyappar Pvt. Ltd., M/S Basera Land Pvt. Ltd. & M/S Bengal

South City Matrix Infrastructure Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. & M/S Bengal South City Matrix Infrastructure Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Manor Vyappar Pvt. Ltd., M/S Basera Land Pvt. Ltd. & M/S Bengal South City Matrix Infrastructure Ltd. are jointly the absolute owners of the aforesaid 49 decimal of Sali Land of L.R. Dag No – **122** of L.R. Khatian No – 1441, 1443 and 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 123 Latest L.R. Khatian No – 1152

Total Area of Land – 36 decimal,

Title History of the aforesaid Land

One Monowara Begum by way of a Deed of Conveyance duly executed by erstwhile Owner Fuljan Bibi became the absolute owner of piece and parcel of Sali Land measuring more or less 12 decimal out of total 36 Decimal of land pertaining to L.R. Dag No – **123**, L.R. Khatian No – 473, within Mouja – Bairampur, Police Station – then Kolkata Leather Complex now Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed in the year 1986 and was registered at the Office Additional District Sub Registrar – Bhangar and was recorded in Book No – I, Volume No – 379, between pages 202 to 207 as Deed No – 4206 for the year 1986.

Subsequently said Monowara Begum by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 12 decimal out of total 36 Decimal of land pertaining to L.R. Dag No – **123**, L.R. Khatian No – 473, within Mouja – Bairampur, Police Station – then Kolkata Leather Complex now Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 09.09.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 9th day of September 2006 and was registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 11 to 15 as Deed No –11527 for the year 2006.

One Fooljan Bibi wife of Golam Rahaman was the absolute owner of 24 decimal of Land under R.S & L.R. Dag No – 123 under L.R. Khatian No - 473 within Mouja – Bairampur, Police Station – Bhangar, District – 24

Paraganas (South). After her death her entire 24 decimal land devolved upon one Kader Box son of Late Haran Molla who had sold the said Land to Basera Land Pvt. Ltd. And accordingly signed and executed a Deed of Conveyance on 16.05.2006 which was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 1 to 13 as Deed No –16765 for the year 2006.

By virtue of aforesaid Two Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less **36** decimal pertaining to L.R. Dag No – **123**, L.R. Khatian No – 473, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 4206 for the year 1986. Executed by Fuljan Bibi in favour of Monowara Begum.

- 2) Copy of Deed Conveyance No – Deed No – 11527 for the year 2006 Executed by Monowara Begum in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Deed Conveyance No – Deed No – 16765 for the year 2006 Executed by Kader Box in favour of M/S Basera Land Pvt. Ltd.
- 4) Copy of Record of Right in the name of erstwhile recorded owners.
- 5) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 7) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 8) Information gathered from Search and Inspection as discussed later.

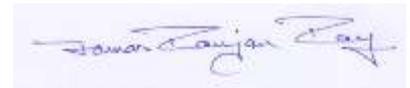
Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **123** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **123** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 124 Latest L.R. Khatian No – 1441, 1443 & 1152

Total Area of Land – 20 decimal,

Title History of the aforesaid Land

One Nurnecha Bibi @ Nurnehar Bibi wife of Mofijul Islam Molla was the Recorded Owner of 4.5 decimal of Sali Land pertaining to R.S. &

L.R. Dag No – **124**, L.R. Khatian No – 427, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Nurnecha Bibi @ Nurnehar Bibi by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 4.5 decimal pertaining to R.S. & L.R. Dag No – **124**, L.R. Khatian No – 427, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Bengal South City Matrix Infrastructure Ltd. against valuable consideration.

And accordingly said Nurnecha Bibi @ Nurnehar Bibi signed and executed a Deed of Conveyance on 08.02.2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd. The said Deed of Conveyance was duly registered on 08.02.2008 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, CD Volume No – 77, between Pages 6891 to 6906 as Deed No – 7705 for the year 2008.

One Muslima Bibi Wife of Late Nurul Haque Molla, Mahidur Molla Son of Late Nurul Haque Molla and Faruque Molla Son of Late Nurul Haque Molla by way inheritance from their Husband /Father Nurul Haque Molla became the Owner of 2.39 decimal of Sali Land pertaining to R.S. & L.R. Dag No – **124**, L.R. Khatian No – 425 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Muslima Bibi, Mahidur Molla and Faruque Molla by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 2.39 decimal pertaining to R.S. & L.R. Dag

No – **124**, L.R. Khatian No – 425 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Bengal South City Matrix Infrastructure Ltd. against valuable consideration.

Accordingly said Muslima Bibi, Mahidur Molla and Faruque Molla signed and executed a Deed of Conveyance on 08.02.2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd. The said Deed of Conveyance was duly registered on 08.02.2008 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, CD Volume No – 77, between Pages 6926 to 6943 as Deed No – 7708 for the year 2008.

By virtue of aforesaid Deeds M/S Bengal South City Matrix Infrastructure Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 6 decimal pertaining to R.S. & L.R. Dag No – **124**, L.R. Khatian No – 425 & 427, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Bengal South City Matrix Infrastructure Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1443.

That apart M/S Basera Land Pvt. Ltd. purchased 5 decimal of Sali Land from a Recorded Owner Lychel Haque Molla Son of Late Mafijuddin Molla pertaining to R.S. & L.R. Dag No – **124**, L.R. Khatian No – 425 & 427, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Accordingly said Lychel Haque Molla on 22.04.2016 signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd.

which was duly registered in the Office of D.S.R. V Alipore and was recorded as Deed No – 1239 for the year 2016.

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

That apart M/S Manor Vyappar Pvt. Ltd. purchased 9 decimal of Sali Land from a Recorded Owner Golam Rasul Molla pertaining to R.S. & L.R. Dag No – **124**, L.R. Khatian No – 262, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Accordingly said Golam Rasul Molla on 13.01.2017 signed and executed a Deed of Conveyance in favour of M/S Manor Vyappar Pvt. Ltd. which was duly registered in the Office of D.S.R. V Alipore and was recorded as Deed No – 124 for the year 2017.

Thereafter M/S Manor Vyappar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1441.

M/S Manor Vyappar Pvt. Ltd., M/S Basera Land Pvt. Ltd. & M/S Bengal South City Matrix Infrastructure Ltd. in the meantime applied for conversion of their total Land measuring 20 decimal from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance being Deed No – 7705 for the year 2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd.

- 2) Copy of Deed Conveyance being Deed No – 7708 for the year 2008 in favour of M/S Bengal South City Matrix Infrastructure Ltd.
- 3) Copy of Deed Conveyance being Deed No – 1239 for the year 2016 in favour of M/S Basera Land Pvt. Ltd.,
- 4) Copy of Deed Conveyance being Deed No – 124 for the year 2017 in favour of M/S Manor Vyappar Pvt. Ltd.,
- 5) Copy of Record of Right in the name of erstwhile recorded owners.
- 6) Copy of L.R. Record of Right in the name of M/S Manor Vyappar Pvt. Ltd.,
- 7) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.,
- 8) Copy of L.R. Record of Right in the name of M/S Bengal South City Matrix Infrastructure Ltd.,
- 9) Copy of Conversation Certificate in the name of M/S Manor Vyappar Pvt. Ltd.,
- 10) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.,
- 11) Copy of Conversation Certificate in the name of M/S Bengal South City Matrix Infrastructure Ltd.
- 12) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 13) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **124** of L.R. Khatian No – 1441, 1443 & 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Manor Vyappar Pvt. Ltd., M/S Basera Land Pvt. Ltd. & M/S Bengal South City Matrix Infrastructure Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. & M/S Bengal South City Matrix Infrastructure Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Manor Vyappar Pvt. Ltd., M/S Basera Land Pvt. Ltd. & M/S Bengal South City Matrix Infrastructure Ltd. are jointly the absolute owners of the aforesaid 20 decimal of Sali Land of L.R. Dag No – **124** of L.R. Khatian No – 1441, 1443 and 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 125 Latest L.R. Khatian No – 1152

Total Area of Land – 19 decimal,

Title History of the aforesaid Land

One Habibur Rahaman Son of Late Harun Rasid by way inheritance became the Owner of 5 decimal of Sali Land and by way of a Deed of Conveyance duly executed by erstwhile Owner Lutfunnessa Bibi purchased 1 decimal of land and thereby became the absolute owner of piece and parcel of Sali Land measuring more or less 14 decimal pertaining to R.S. & L.R. Dag No – **125**, L.R. Khatian No – 792, 666 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed and registered on 12.02.1997 at the Office Sub Registrar at Bhangar, and was recorded in Book No – I, Volume No – 15, between pages 426 to 431 as Deed No – 580 for the year 1997.

Subsequently said Habibur Rahaman by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 6 decimal pertaining to R.S. & L.R. Dag No – **125**, L.R. Khatian No – 792, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24

Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly said Habibur Rahaman signed and executed a Deed of Conveyance on 08.03.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 08.03.2006 2006 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 14 as Deed No – 15482 for the year 2006.

One Mujibar Rahaman Son of Late Harun Rasid by way inheritance became the Owner of 5 decimal of Sali Land and by way of a Deed of Conveyance duly executed by erstwhile Owner Lutfunnessa Bibi purchased 1 decimal of land and thereby became the absolute owner of piece and parcel of Sali Land measuring more or less 06 decimal pertaining to R.S. & L.R. Dag No – **125**, L.R. Khatian No – 583, 666 within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed and registered on 12.02.1997 at the Office Sub Registrar at Bhangar, and was recorded in Book No – I, Volume No – 15, between pages 426 to 431 as Deed No – 580 for the year 1997.

Subsequently said Mujibar Rahaman by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 06 decimal pertaining to R.S. & L.R. Dag No – **125**, L.R. Khatian No – 583, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24

Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

Accordingly said Mujibar Rahaman signed and executed a Deed of Conveyance on 08.03.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered on 08.03.2006 and was registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 14 as Deed No – 15484 for the year 2006.

That by another Deed of Conveyance being Deed No – 15968 for the year 2006 M/S Basera Land Pvt. Ltd. purchased 7 decimal of Sali land pertaining to R.S. & L.R. Dag No – **125**, L.R. Khatian No – 583, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

By virtue of aforesaid Deeds M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 19 decimal pertaining to R.S. & L.R. Dag No – **125**, L.R. Khatian No – 792, 583, 666, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance being Deed No – 15482 for the year 2006 in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Deed Conveyance being Deed No – 15484 for the year 2006 in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Deed Conveyance being Deed No – 15968 for the year 2006 in favour of M/S Basera Land Pvt. Ltd.
- 4) Copy of Record of Right in the name of erstwhile recorded owners.
- 5) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 7) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 8) Information gathered from Search and Inspection as discussed later.

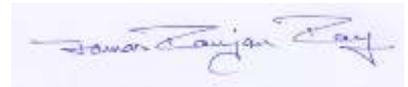
Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **125** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **125** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

END OF 1ST PART

**R.S. & L.R. Dag No – 127 Latest L.R. Khatian No – 1152,
1440, 1441**

Total Area of Land – 118 decimal/1 Acre 18 Decimal

Title present position of Title of the aforesaid Land

As per Plot information and L.R. Record of Right the names of the present Owners in respect of R.S & L.R. Dag No – 127, and their respective Lands are as Follows:-

<u>Under L.R. Khatian</u>	<u>Name of the Owners</u>	<u>Area owned in Dag No – 127</u>
105	Abdul Samad Molla	9 decimal
108	Abdul Sahid Molla	12 decimal
128	Amena Bibi	8 decimal
1340	Asifur Zaman	12 decimal
1152	Basera Land Pvt. Ltd	60 decimal
1440	South City Projects (Kol.) Ltd.	9 decimal

1441

Manor Vyapaar Pvt. Ltd.

8 decimal

M/S Basera Land Pvt. Ltd. by way of following purchase became and has become the absolute owner of 60 decimal of Land by way of number of Deeds from erstwhile owners.

One Abdul Ohid Son of Late Latafat by way of inheritance from his father became the absolute owner of 12 decimal of Land of R.S. & L.R. Dag No – 127, L.R. Khatian No – 80 of Mouja – Bairampur, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Abdul Ohid on 12.08.2005 sold and transferred his inherited 12 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 14 as Deed No – 11608 for the year 2005.

One Asifur Zaman Molla Son of Late Abdur Rashid by way of inheritance from his father became the absolute owner of 6 decimal of Land of R.S. & L.R. Dag No – 127. L.R. Khatian No – 581, of Mouja – Bairampur, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Asifur Zaman Molla on 12.08.2005 sold and transferred his inherited 6 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 14 as Deed No – 11609 for the year 2005.

One Aftaru Zaman Son of Late Abdur Rashid by way of inheritance from his father became the absolute owner of 5 decimal of Land of R.S. & L.R. Dag No – 127. L.R. Khatian No – 63, of Mouja – Bairampur, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Aftaru Zaman on 12.08.2005 sold and transferred his inherited 5 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 14 as Deed No – 11610 for the year 2005.

One Abdul Hamid Molla Son of Late Latafat Hossain by way of inheritance from his father became the absolute owner of 12 decimal of Land of R.S. & L.R. Dag No – 127, L.R. Khatian No – 112 of Mouja – Bairampur, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Abdul Hamid Molla on 12.08.2005 sold and transferred his inherited 12 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 14 as Deed No – 09552 for the year 2005.

One Rafick Ahamed @ Rafique @ Abdul Rafique @ A. Rafique Molla Son of Late Putu Miya, by way of inheritance from his father became the absolute owner of 09 decimal of Land of R.S. & L.R. Dag No – 127, L.R.

Khatian No – 99 of Mouja – Bairampur, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Rafick Ahamed @ Rafique @ Abdul Rafique @ A. Rafique Molla on 22.03.2006 sold and transferred his inherited 09 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 14 as Deed No – 15486 for the year 2005.

One Md. Anarul Islam @ Anarul Molla, Son of Late Putu Miya, by way of inheritance from his father became the absolute owner of 08 decimal of Land of R.S. & L.R. Dag No – 127, L.R. Khatian No – 55 of Mouja – Bairampur, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Md. Anarul Islam @ Anarul Molla, Son of Late Putu Miya, on 22.03.2006 sold and transferred his inherited 08 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 14 as Deed No – 9990 for the year 2006.

One Md. Nasirul Islam @ Nasirul, Son of Late Putu Miya, by way of inheritance from his father became the absolute owner of 08 decimal of Land of R.S. & L.R. Dag No – 127, L.R. Khatian No – 416 of Mouja – Bairampur, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Md. Nasirul Islam @ Nasirul, Son of Late Putu Miya, on 22.03.2006 sold and transferred his inherited 08 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 14 as Deed No – 9989 for the year 2006.

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in respect of the aforesaid land measuring 60 decimal under Dag No – 127 in the L.R. Record of Right under L.R. Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

M/S Manor Vyapaar Pvt. Ltd. by way of following purchase became and has become the absolute owner of 8.42 decimal of Land by way of Deed from erstwhile owner.

One Sairul Islam @ Khairul Islam @ Khairul Molla Son of Putu Miya, by way of inheritance from his father became the absolute owner of 8.42 decimal of Land of R.S. & L.R. Dag No – 127, R.S. Khatian No – 723 Mouja – Bairampur, Police Station –Bhangar, District – 24 Paraganas (South).

Said Sairul Islam @ Khairul Islam @ Khairul Molla on 18.08.2010 sold and transferred his inherited 8.42 decimal of Land to M/S Manor Vyappar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume

No – 12, between Pages 5187 to 5203 as Deed No – 06374 for the year 2010.

Thereafter M/S Manor Vyapaar Pvt. Ltd. duly mutated its name in respect of the aforesaid land measuring 8.42 decimal under Dag No – 127 in the L.R. Record of Right under L.R. Khatian No – 1441.

M/S Manor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

One Abdul Aziz @ Abdul Aziz Molla Son of Putu Miya, by way of inheritance from his father became the absolute owner of 8.437 decimal of Land of R.S. & L.R. Dag No – 127, R.S. Khatian No – 77 Mouja – Bairampur, Police Station –Bhangar, District – 24 Paraganas (South).

Said Abdul Aziz @ Abdul Aziz Molla on 27.07.2007 sold and transferred her inherited 8.437 decimal of Land to M/S South City Parivar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional District Sub Registrar - Bhangar and was recorded in Book No – I, Volume No – 51, between Page 294 only as Deed No – 2723 for the year 2007.

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in connection with aforesaid 8.437 decimal of Land under R.S. & L.R. Dag No – 127, in the name of M/S South City Projects (Kolkata) Ltd. in the L.R. Record of Right under L.R. Khatian No – 1440.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 11608 for the year 2005 executed by Abdul Ohid in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Deed Conveyance No – 11609 for the year 2005 executed by Asifur Zaman Molla in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 11610 for the year 2005 executed by Aftur Zaman in favour of M/S Basera Land Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 09552 for the year 2005 executed by Abdul Hamid Molla in favour of M/S Basera Land Pvt. Ltd.
- 5) Copy of Deed Conveyance No – 15486 for the year 2006 executed by Rafick Ahamed@ Rafique @ Abdul Rafique @ A. Rafique Molla in favour of M/S Basera Land Pvt. Ltd.
- 6) Copy of Deed Conveyance No – 9990 for the year 2006 executed by Md. Anarul Islam @ Anarul Molla in favour of M/S Basera Land Pvt. Ltd.
- 7) Copy of Deed Conveyance No – 9989 for the year 2006 executed by Md. Nasirul Islam @ Nasirul in favour of M/S Basera Land Pvt. Ltd.

- 8) Copy of Deed Conveyance No – 06374 for the year 2010 executed by Sairul Islam @ Khairul Islam @ khairul Molla through Attorney Lalbabu Molla in favour of M/S Manor Vyapaar Pvt. Ltd.
- 9) Copy of Deed Conveyance No – 2723 for the year 2007 executed by Abdul Aziz @ Abdul Aziz Molla in favour of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd..
- 10) Copy of Record of Right in the name of erstwhile recorded owners.
- 11) Copy of Record of Right in the name of M/S Manor Vyapaar Pvt. Ltd.
- 12) Copy of Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 13) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 14) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd.
- 15) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 16) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 17) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 18) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **127** of L.R. Khatian No – 1152, 1441 and 1440, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. & M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. I found No Suit and Misc. Appeal has been filed against M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. & M/S South City Projects (Kolkata) Ltd. in connection with aforesaid Dag No – **127**.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. & M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd. are the absolute owners and in absolute possession of the said land of the **76 (60 + 8 + 8)** decimal of Land under L.R. Dag No – **127** of L.R. Khatian No – 1152, 1440, 1441

situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and have a good marketable Title over the said property.



Advocate

R.S. & L.R. Dag No – 128 Latest L.R. Khatian No – 1152

Total Area of Land – 41 decimal,

Title History of the aforesaid Land

One Mrs. Rijiya Khatoon Bibi by way of a Deed of Conveyance duly executed by erstwhile Owner Rabiya Khatoon Bibi became the absolute owner of piece and parcel of Sali Land measuring more or less 41 decimal of land pertaining to L.R. Dag No – **128**, L.R. Khatian No – 640, within Mouja – Bairampur, Police Station –Kolkata Leather Complex, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed in the year 1988 and was registered at the Office Additional District Sub Registrar – Bhangar and was recorded in Book No – I, Volume No – 07, between pages 72 to 77 as Deed No – 343 for the year 1988.

Subsequently said Mrs. Rijiya Khatoon Bibi by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 41 decimal of land pertaining to L.R. Dag No – **128**, L.R. Khatian No – 640, within Mouja – Bairampur, Police Station –Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 31.08.2005 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 16 as Deed No –11611 for the year 2005.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 41 decimal of land pertaining to L.R. Dag No – **128**, L.R. Khatian No – 640, within Mouja – Bairampur, Police Station –Kolkata Leather Complex, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 343 for the year 1988. Executed by Rabiya Khatoon Bibi in favour of. Rijiya Khatoon Bibi.
- 2) Copy of Deed Conveyance No – Deed No – 11611 for the year 2005 Executed by Mrs. Rijiya Khatoon Bibi in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **128** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at

Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **128** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 129 Latest L.R. Khatian No – 1444

Total Area of Land – 09 decimal,

Title History of the aforesaid Land

One Ejahar Sekh @ Budh Sekh by way of a Deed of Conveyance and Deed of Disclaimer duly executed by erstwhile Owner became the absolute owner of piece and parcel of Sali Land measuring more or less 09 decimal of land pertaining to R.S & L.R. Dag No – **129**, L.R. Khatian No – 506, within Mouja – Bairampur, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

That both Deed of Conveyance and Deed of Disclaimer was duly signed executed in the year 1940 and was registered at the Office of Sub Registrar – Bhangar and was recorded as Deed No – 2869 and 1920 for the year 1940.

Subsequently said Ejahar Sekh @ Budh Sekh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 09 decimal of land pertaining to R.S & L.R. Dag No – **129**, L.R. Khatian No – 506, within Mouja – Bairampur, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 31.08.2007 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub – Registrar - Bhangar and was recorded in Book No – I, Volume No – 58, between Pages 253 to 268 as Deed No –3107 for the year 2007.

By virtue of aforesaid Deed M/S Sampat Dealers Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 09 decimal of land pertaining to R.S & L.R. Dag No – **129**, L.R. Khatian No – 506, within Mouja – Bairampur, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Thereafter M/S Sampat Dealers Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1444.

M/S Sampat Dealers Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed of Conveyance and Deed of Disclaimer No – Deed Nos – 2869 and 1920 for the year 1940. Executed in favour of Ejahar Sekh @ Budh Sekh.
- 2) Copy of Deed Conveyance No – Deed No – 3107 for the year 2007 Executed by Ejahar Sekh @ Budh Sekh in favour of M/S Sampat Dealers Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Sampat Dealers Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Sampat Dealers Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 129 of L.R. Khatian No – 1444, situated within Mouja – Bairampur, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the

present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Sampat Dealers Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **129** of L.R. Khatian No – 1444, situated within Mouja – Bairampur, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 130 Latest L.R. Khatian No – 1152

Total Area of Land – 14 decimal,

Title History of the aforesaid Land

Jahiruddin Molla and Mir Abdul Hakim by way of a Deed of Gift duly executed by erstwhile Owner Anwara Bibi became the joint owners of piece and parcel of Sali Land measuring more or less 14 decimal of land pertaining to R.S & L.R. Dag No – **130**, L.R. Khatian No – 58, within Mouja – Bairampur, Police Station –Bhangar, District – 24 Paraganas (South).

The said Deed of Gift was duly signed executed in the year 2002 and was registered at the Office of District Sub Registrar – III at Alipore and was recorded in Book No – I, Volume No – 08, between pages 172 to 181 as Deed No – 1798 for the year 2003.

Subsequently said Jahiruddin Molla and Mir Abdul Hakim by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 14 decimal of land pertaining to R.S & L.R. Dag No – **130**, L.R. Khatian No – 58, within Mouja – Bairampur, Police Station –Bhangore, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 19.05.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 13 as Deed No –9988 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 14 decimal of land pertaining to R.S & L.R.

Dag No – **130**, L.R. Khatian No – 58, within Mouja – Bairampur, Police Station –Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed of Gift No – Deed No – 1798 for the year 2003. Executed by Anwara Bibi in favour of Jahiruddin Molla and Mir Abdul Hakim.
- 2) Copy of Deed Conveyance No – Deed No – 9988 for the year 2006 Executed by Jahiruddin Molla and Mir Abdul Hakim in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **130** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **130** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 131 Latest L.R. Khatian No – 1440

Total Area of Land – 39 decimal

Title History of the aforesaid Land

One Iyad Ali Sekh was the recorded owner of piece and parcel of Sali Land measuring more or less 19.5 decimal of land out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 175, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Said Iyad Ali Sekh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 19.5 decimal of land out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 175, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 05.06.2007 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 14 as Deed No –00892 for the year 2008.

Similarly Iyarali Molla @ Yar Ali Molla and Hasina Bibi @ Hasina Sardar jointly by way of inheritance from their mother Sabejan Bibi became the joint owners of Sali Land measuring more or less 2.1645

Decimal out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 862, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Iyarali Molla and Hasina Bibi @ Hasina Sirdar sold and transferred a piece of Sali land measuring more or less 2.1645 Decimal out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 862, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly Iyarali Molla and Hasina Bibi @ Hasina Sirdar signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. on 26.05.2007 and which was duly registered at the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – 72, between pages 450 to 463 as Deed No – 04127 for the year 2008.

Yar Ali Molla and Hasina Sardar jointly by way of inheritance from their father Chhamed Ali Molla became the joint owners of Sali Land measuring more or less 8 Decimal out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 281, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Yar Ali Molla and Hasina Sardar sold and transferred said Sali land measuring more or less 8 Decimal out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 281, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar,

District – 24 Paraganas (South) to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly Yar Ali Molla and Hasina Sardar signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. on 19.09.2006 which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, Volume No – I, between pages 01 to 14 as Deed No –15727 for the year 2006.

One Jubbar Ali Gain was the recorded owner of piece and parcel of Sali Land measuring more or less 4.3329 decimal of land out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 350, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Said Jubbar Ali Gain by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 4.3329 decimal of land out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 350, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 09.06.2007 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 14 as Deed No –00890 for the year 2008.

Similarly one Ahad Ali Sekh @ Ahammed Ali Sekh by way of inheritance from his father became the absolute owner of piece and parcel of Sali Land measuring more or less 01 decimal of land out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 870, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Said Ahad Ali Sekh @ Ahammed Ali Sekh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 01 decimal of land out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 870, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 19.09.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 13 as Deed No –15730 for the year 2006.

One Rafiqul Islam Gain, Sahiful Islam Gain, Abdulla Gain and Abul Kalam Gain jointly by way of purchase from erstwhile owners namely Lekjan Bibi and Saburjan Bibi through a Deed of Conveyance which was registered at the office of Additional Sub registrar Bhangar and was recorded in Book No – 1, Volume No – 54, between pages – 225 to 230, as Deed no – 3307 for the year 2003 became the joint owners of Sali Land measuring more or less 4.34 decimal out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 863 and 864,

J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Rafiqul Islam Gain, Sahiful Islam Gain, Abdulla Gain and Abul Kalam Gain sold and transferred a piece of Sali land measuring more or less 4.34 Decimal out of total 39 Decimal of land pertaining to R.S & L.R. Dag No – **131**, L.R. Khatian No – 863 and 864, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) to M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly Rafiqul Islam Gain, Sahiful Islam Gain, Abdulla Gain and Abul Kalam Gain signed and executed a Deed of Conveyance in favour of M/S South City Parivar Pvt. Ltd. on 20.07.2007 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, CD Volume No – 66, between pages 2787 to 2804 as Deed No –01822 for the year 2008.

By virtue of aforesaid Deeds M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 38 decimal of land pertaining to R.S & L.R. Dag No – **131**, J.L. No – 41, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. which is subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1440 in respect of the above mentioned land.

M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 00892 for the year 2008 Executed by Iyad Ali Sekh in favour of M/S South City Parivar Pvt. Ltd.
- 2) Copy of Deeds of Conveyance No – 04127 for the year 2008 and 15727 for the year 2006 executed by Iyarali Molla @ Yar Ali Molla and Hasina Bibi @ Hasina Sardar in favour of M/S South City Parivar Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 00890 for the year 2008 executed by Jubbar Gain in favour of M/S South City Parivar Pvt. Ltd.
- 4) Copy of Deed Conveyance No – 15730 for the year 2006 executed by Ahad Ali Shek @ Ahammad Ali Sekh in favour of M/S South City Parivar Pvt. Ltd.
- 5) Copy of Deed Conveyance No – 01822 for the year 2008 executed by Rafiqul Islam Gain and Others in favour of M/S South City Parivar Pvt. Ltd.
- 6) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
- 7) Copy of L.R. Record of Right in the name of M/S South City Projects (Kolkata) Ltd.

- 8) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd.
- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 10) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **39** decimal of Sali Land under R.S. & L.R. Dag No – **131**, under L.R. Khatian No – 1440 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid **38** decimal of Sali Land under R.S. & L.R. Dag No – **131**, under L.R. Khatian No – 1440 situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and these Companies have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 132 Latest L.R. Khatian No – 1152

Total Area of Land – 23 decimal,

Title History of the aforesaid Land

Jahiruddin Molla and Mir Shanwaj by way of a Deed of Gift duly executed by erstwhile Owner Anwara Bibi became the joint owners of piece and parcel of Sali Land measuring more or less 23 decimal of land pertaining to R.S & L.R. Dag No – **132**, L.R. Khatian No – 58, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Gift was duly signed executed in the year 2002 and was registered at the Office of District Sub Registrar – III at Alipore and was recorded in Book No – I, Volume No – 08, between pages 172 to 181 as Deed No – 1798 for the year 2003.

Subsequently said Jahiruddin Molla and Mir Shanwaj by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 23 decimal of land pertaining to R.S & L.R. Dag No – **132**, L.R. Khatian No – 58, within Mouja – Bairampur, Police Station –Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 19.05.2006 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – 01, between Pages 01 to 13 as Deed No –15733 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 23 decimal of land pertaining to R.S & L.R. Dag No – **132**, L.R. Khatian No – 58, within Mouja – Bairampur, Police Station –Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1152.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed of Gift No – Deed No – 1798 for the year 2003. Executed by Anwara Bibi in favour of Jahiruddin Molla and Mir Shanwaj.
- 2) Copy of Deed Conveyance No – Deed No – 15733 for the year 2006 Executed by Jahiruddin Molla and Mir Shanwaj in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Record of Right in the name of erstwhile recorded owners.
- 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 132 of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn.

Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **132** of L.R. Khatian No – 1152, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 161 Latest L.R. Khatian No – 1444

Total Area of Land – 21 decimal,

Title History of the aforesaid Land

One Mofazzel Haque Molla @ Mozamel Haque Molla @ Mofarzel Haque Molla was the recorded owner of piece and parcel of Sali Land measuring more or less 21 decimal of land pertaining to R.S & L.R. Dag No – **161**, L.R. Khatian No – 593, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Said Mofazzel Haque Molla @ Mozamel Haque Molla @ Mofarzel Haque Molla by executing a Deed of Conveyance sold and transferred the

aforesaid Sali land measuring more or less 21 decimal of land pertaining to R.S & L.R. Dag No – **161**, L.R. Khatian No – 593, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 31.08.2007 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub – Registrar - Bhangar and was recorded in Book No – I, as Deed No – 3108 for the year 2007.

By virtue of aforesaid Deed M/S Sampat Dealers Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 21 decimal of land pertaining to R.S & L.R. Dag No – **161**, L.R. Khatian No – 593, within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Sampat Dealers Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1444.

M/S Sampat Dealers Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 3108 for the year 2007 Executed by Mofazzel Haque Molla @ Mozamel Haque Molla @ Mofarzel Haque Molla in favour of M/S Sampat Dealers Pvt. Ltd.

- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S Sampat Dealers Pvt. Ltd.
- 4) Copy of Conversation Certificate in the name of M/S Sampat Dealers Pvt. Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 161 of L.R. Khatian No – 1444, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Sampat Dealers Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – **161** of L.R. Khatian No – 1444, situated within Mouja – Bairampur, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

- B)** Mouja – **Ghunimeghi**, J.L. No – 41, Police Station – Bhangar Now Kolkata Leather Complex, Dist. – 24 Pgs. (South)

R.S. & L.R. Dag No – 216/233, RR Plot No - 10 Latest L.R. Khatian

No – 1601

Total Area of Land – 4 Bigha 10 Cottaha/ 1Acre 49 Decimal

Title History of the aforesaid Land

Metalika Kanson India Ltd., having its Office at 28B Shakespeare Sarani Kolkata – 700 017 took a loan of Rs. 147 Lakhs from West Bengal Industrial Development Corporation and from Vijaya Bank in the year

1998 for setting up of metal fitting manufacturing units for leather goods by securing a piece of land measuring 4 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 10, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1208, Police Station – Bhangar, District – 24 Paraganas (South).

The borrower failed to pay the loan amount thereby West Bengal Industrial Development Corporation took possession of the aforesaid land as a result a Civil suit being Title Suit No 83 of 2002 was cropped up before the Hon'ble High Court at Calcutta wherein the borrower got an interim order of status quo against which an appeal has been preferred before the Division Bench and the said appeal was allowed vide order dated 13.08.2003 and said Corporation became the absolute owner of the said land measuring 4 Bigha 10 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – **10**, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1208, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said West Bengal Industrial Development Corporation sold and transferred a piece of land measuring 4 Bigha 10 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – **10**, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1208, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Basera Land Pvt. Ltd. against valuable consideration.

Accordingly said West Bengal Industrial Development Corporation signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd. on 29.03.2006 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book

No – I, Volume No – I, between pages 01 to 22 as Deed No –011595 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that land measuring 4 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 10, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1208, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1601.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 011595 for the year 2006 Executed by West Bengal Industrial Development Corporation in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
- 3) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 4) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.

- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of 4 Bigha 10 Cottahas land lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 10, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1601, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid 4 Bigha 10 Cottahas land lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 10, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1601, Police Station

– Bhangar, District – 24 Paraganas (South) and this Company have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 216/233, RR Plot No - 11 Latest L.R. Khatian

No – 1601

Total Area of Land – 04 Bigha 10 Cottaha/ 1Acre 49 Decimal

Title History of the aforesaid Land

One Abdul Barik was the absolute owner of a piece and parcel of a Sali land measuring 33 Decimal out of Total 04 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 11, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1570, Police Station – Bhangar, District – 24 Paraganas (South) from its erstwhile owners Bela Rani Das and others.

Said Bela Rani Das and others signed and executed a Deed of Conveyance in favour of said Abdul Barik on 06.05.2004 and the same was registered at the office of District Sub registrar – III at Alipore and was recorded in Book No – I, Volume No – 5, between pages – 864 to 878 as Deed No – 2158 for the year 2004.

Subsequently said Abdul Barik sold and transferred the said piece of Sali land measuring 33 Decimal out of Total 04 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 11, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1570, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Basera Land Pvt. Ltd. against valuable consideration.

Accordingly said Abdul Barik signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd. on 07.12.2005 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, Volume No – I, between pages 01 to 17 as Deed No –2344 for the year 2006.

Similarly One Md. Jahangir was the absolute owner of a piece and parcel of a Sali land measuring 33 Decimal out of Total 04 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – **11**, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1569, Police Station – Bhangar, District – 24 Paraganas (South) from its erstwhile owners Bela Rani Das and others.

Said Bela Rani Das and others signed and executed a Deed of Conveyance in favour of said Md. Jahangir in the year 2004 and the same was registered at the office of District Sub registrar – III at Alipore and was recorded in Book No – I, Volume No – 5, between pages – 891 to 906 as Deed No – 2157 for the year 2004.

Subsequently said Md. Jahangir sold and transferred the said piece of Sali land measuring 33 Decimal out of Total 04 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – **11**, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1569, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Basera Land Pvt. Ltd. against valuable consideration.

Accordingly said Md. Jahangir signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd. on 07.12.2005 and which was duly registered at the Office of Additional Registrar of

Assurance - I Kolkata, and was recorded in Book No – I, Volume No – I, between pages 01 to 17 as Deed No –2345 for the year 2006.

By virtue of aforesaid two Deeds M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that Sali land measuring 66 Decimal out of total 04 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – **11**, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1569 and 1570, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1601.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 2344 for the year 2006 Executed by Abdul Barik in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Deed Conveyance No – Deed No – 2345 for the year 2006 Executed by Md. Jahangir in favour of M/S Basera Land Pvt. Ltd.

- 3) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
- 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of 66 Decimal lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 11, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1601, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid 66 Decimal land lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 11, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1601 Police Station – Bhangar, District – 24 Paraganas (South) and this Company have good marketable Title over the same.



Advocate

**R.S. & L.R. Dag No – 216/233, RR Plot No - 12 Latest L.R. Khatian
No – 1601**

Total Area of Land – 90 Cottaha/ 1Acre 48 Decimal

Title History of the aforesaid Land

One Satindra Nath Gharai was the absolute owner of a piece and parcel of a Sali land measuring 90 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 12, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 325, Police Station – Bhangar, District – 24 Paraganas (South) under Refuge Relief and

Rehabilitation Programme conducted by Refuge Relief and Rehabilitation Department of the Government of West Bengal.

Under the said programme Government of west Bengal signed and executed a Deed of Conveyance in favour of said Satindra Nath Gharai in the year 1990 and the same was registered at the of Additional District registrar at Alipore and was recorded in Book No – I, Volume No – 13, between pages – 421 to 424 as Deed No – 1633 for the year 1990.

Subsequently said Satindra Nath Gharai sold and transferred a piece of land measuring 90 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 12, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 325, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Basera Land Pvt. Ltd. against valuable consideration.

Accordingly said Satindra Nath Gharai signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd. on 23.03.2006 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, Volume No – I, between pages 01 to 15 as Deed No –11022 for the year 2006.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that Sali land measuring 90 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 12, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 325, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1601.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 11022 for the year 2006 Executed by Satindra Nath Gharai in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
- 3) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 4) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of 90 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 12, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1601, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by

the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd. is the absolute owner of the aforesaid 90 Cottahas land lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 12, R.S. Dag No – 233(P), Bata Dag No – 216/233, L.R. Khatian No – 1601 Police Station – Bhangar, District – 24 Paraganas (South) and this Company have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 233(P), RR Plot No -14, Latest L.R. Khatian

No – 1913

Total Area of Land – 04 Bigha 10 Cottaha / 1Acre 48 Decimal

Title History of the aforesaid Land

One Jogesh Chandra Das was the absolute owner of a piece and parcel of a Sali land measuring 04 Bigha 10 Cottaha lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 14`, R.S. Dag No – 233(P), L.R. Khatian No – 325, 1298(P) and 602 Police Station – Bhangar, District – 24 Paraganas (South) under Refuge Relief and Rehabilitation Programme conducted by Refuge Relief and Rehabilitation Department of the Government of West Bengal.

Under the said programme, Government of west Bengal signed and executed a Deed of Gift in favour of said Jogesh Chnadra Das in the year 1989 and the same was registered at the of Additional District registrar at Alipore and was recorded in Book No – I, Volume No – 13, between pages – 341 to 344 as Deed No – 1613 for the year 1990.

Said Jogesh Chandra Das died intestate leaving behind his wife Parul Bala Das, three Sons namely Mritunjoy Das, Sanjib Das, and Tapas Kumar Das and four daughters namely Aruna Sarkar, Madhuri Biswas, Anu Ray and Minu Sarkar all of whom jointly inherit the said land and became the joint owners of the said land

Subsequently Said Parul Bala Das, Mritunjoy Das, Sanjib Das, Tapas Kumar Das, Aruna Sarkar, Madhuri Biswas, Anu Ray and Minu Sarkar by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 04 Bigha 10 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 14`, R.S. Dag No – 233(P), L.R. Khatian No – 325, 1298(P) and 602 Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Monor Vyappar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 22.05.2008 in favour of M/S Monor Vyappar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, CD Volume No – 8, between Pages 144 to 164 as Deed No –03518 for the year 2009.

By virtue of aforesaid Deed M/S Monor Vyappar Pvt. Ltd. became and has become the absolute Owner of all that Sali land measuring more or less 04 Bigha 10 Cottahas lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 14`, R.S. Dag No – 233(P), L.R. Khatian No – 325, 1298(P) and 602 Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Monor Vyappar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1913.

M/S Monor Vyappar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 03518 for the year 2009 Executed by Parul Bala Das, Mritunjoy Das, Sanjib Das, Tapas Kumar Das, Aruna Sarkar, Madhuri Biswas, Anu Ray and Minu Sarkar in favour of M/S Monor Vyappar Pvt. Ltd.

- 2) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
- 3) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt. Ltd.
- 4) Copy of Conversation Certificate in the name of and M/S Monor Vyapaar Pvt. Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of 04 Bigha 10 Cottaha Sali land lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout Plot No – 14`, R.S. Dag No – 233(P), L.R. Police Station – Bhangar, District – 24 Paraganas (South) under L.R. Khatian No – 1913 situated within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed M/S

Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Monor Vyapaar Pvt. Ltd. is the absolute owner of the aforesaid 04 Bigha 10 Cottaha Sali land lying and situated within Mouza – Ghunimeghi, J.L. No – 44, Layout **Plot No – 14**, R.S. Dag No – 233(P), under L.R. Khatian No – 1913 situated within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 218 Latest L.R. Khatian No – 1687 and 1913

Total Area of Land – 140 decimal/ 1Acre 40 Decimal

Title History of the aforesaid Land

One M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed was the recorded owner of piece and parcel of Sali Land measuring more or less 24 decimal of land out of total 1Acre 40 Decimal of land pertaining to R.S & L.R. Dag No – **218**, L.R. Khatian No – 279 & 428 J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar,

District – 24 Paraganas (South) by way of Purchase from its erstwhile owner.

Said M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 24 decimal of land out of total 1Acre 40 Decimal of land pertaining to R.S & L.R. Dag No – **218**, L.R. Khatian No – 279 & 428 J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 28.07.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 16 as Deed No –15723 for the year 2006.

By virtue of aforesaid Deed M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 24 decimal of land out of total 1Acre 40 Decimal of land pertaining to R.S & L.R. Dag No – **218**, L.R. Khatian No – 279 & 428 J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. which is subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1687 in respect of the above mentioned land.

M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work

and the Office of D.L.R.O. duly issued the Conversation Certificate in its favour.

Similarly Md. Ashraf Jamal and Md. Mosharaf Jamal jointly by way of Purchase by Deed of Conveyance duly executed by erstwhile owners namely Sk. Asgar and others became the joint owners of Sali Land measuring more or less 82 Decimal out of total 1Acre 40 Decimal of land pertaining to R.S & L.R. Dag No – **218**, L.R. Khatian No – 142 & 819 J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed in the year 1995 and was registered at the Office of District Sub Registrar – III at Alipore and was recorded in Book No – I, Volume No – 05, between pages 237 to 252 as Deed No – 175 for the year 1996.

Subsequently said Md. Ashraf Jamal and Md. Mosharaf Jamal sold and transferred a piece of Sali land measuring **40.42** decimal of Sali Land out of 82 decimal of Land out of total 1Acre 40 Decimal of land pertaining to R.S & L.R. Dag No – **218**, L.R. Khatian No – 142 & 819 J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Monor Vyappar Pvt. Ltd. against valuable consideration.

Accordingly said Md. Ashraf Jamal and Md. Mosharaf Jamal signed and executed a Deed of Conveyance in favour of M/S Monor Vyappar Pvt. Ltd. on 30.09.2007 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, CD Volume No – 21, between pages 9205 to 9223 as Deed No – 08812 for the year 2010.

Similarly Md. Anwar and Md. Zakir Hussain Ansari jointly by way of Purchase by Deed of Conveyance duly executed by erstwhile owner namely Mohammad Raj @ Mohhamad Raj Shekh became the joint owners of Sali Land measuring more or less 30.5 Decimal out of total 1Acre 40 Decimal of land pertaining to R.S & L.R. Dag No – **218**, L.R. Khatian No – 1082, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South).

The said Deed of Conveyance was duly signed executed in the year 2003 and was registered at the Office of District Sub Registrar – III at Alipore and was recorded in Book No – I, Volume No – 22, between pages 3137 to 3150 as Deed No – 07620 for the year 2003.

Subsequently said Md. Anwar and Md. Zakir Hussain Ansari sold and transferred a piece of Sali land measuring 30 Decimal out of total 1Acre 40 Decimal of land pertaining to R.S & L.R. Dag No – **218**, L.R. Khatian No – 1082, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Monor Vyappar Pvt. Ltd. against valuable consideration.

Accordingly said Md. Anwar and Md. Zakir Hussain Ansari signed and executed a Deed of Conveyance in favour of M/S Monor Vyappar Pvt. Ltd. on 16.06.2014 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, CD Volume No – 15, between pages 1227 to 1242 as Deed No – 06465 for the year 2014.

By virtue of aforesaid two Deed M/S Monor Vyappar Pvt. Ltd. became and has become the absolute Owner of all that **70** decimal of Sali Land under R.S & L.R. Dag No – **218**, L.R. Khatian No – 1082, 142 & 819, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Monor Vyappar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1913.

M/S Monor Vyappar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 15723 for the year 2006 Executed by M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed in favour of M/S South City Parivar Pvt. Ltd.
- 2) Copy of Deed Conveyance No – 08812 for the year 2010 executed by Md. Ashraf Jamal and Md. Mosharaf Jamal in favour of M/S Monor Vyappaar Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 06465 for the year 2014 executed by Md. Anwar and Md. Zakir Hussain Ansari in favour of M/S Monor Vyappaar Pvt. Ltd.

- 4) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
- 5) Copy of L.R. Record of Right in the name of M/S South City Projects (Kolkata) Ltd.
- 6) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt. Ltd.
- 7) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd. and M/S Monor Vyapaar Pvt. Ltd.
- 8) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 9) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **94 (70 + 24)** decimal of Sali Land under R.S. & L.R. Dag No – **218**, under L.R. Khatian No – 1687 and 1913 situated within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Projects (Kolkata) Ltd. and M/S Monor Vyapaar Pvt.

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Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. and M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Projects (Kolkata) Ltd. and M/S Monor Vyapaar Pvt. Ltd. are the Joint owners of the aforesaid **94 (70 + 24)** decimal of Sali Land under R.S. & L.R. Dag No – **218**, under L.R. Khatian No – 1687 and 1913 situated within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) and these Companies have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 219 Latest L.R. Khatian No – 1687

Total Area of Land – 30 decimal,

Title History of the aforesaid Land

One M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed was the recorded owner of piece and parcel of Sali Land measuring more or less 30 decimal of land pertaining to R.S & L.R. Dag No – **219**, L.R. Khatian No – 279, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) by way of Purchase from its erstwhile owner.

Said M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 30 decimal of land pertaining to R.S & L.R. Dag No – **219**, L.R. Khatian No – 279, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 28.07.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 16 as Deed No –15723 for the year 2006.

By virtue of aforesaid Deed M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 30 decimal of land pertaining to R.S & L.R. Dag No – **219**, L.R. Khatian No – 279, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. which is subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1687 in respect of the above mentioned land.

M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 15723 for the year 2006 Executed by M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed in favour of M/S South City Parivar Pvt. Ltd.
- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S South City Projects (Kolkata) Ltd.
- 4) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 219 of L.R. Khatian No – 1687, situated within Mouja – Gunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn.

Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – 219 of L.R. Khatian No – 1687, situated within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 220 Latest L.R. Khatian No – 1687

Total Area of Land – 18 decimal,

Title History of the aforesaid Land

One M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed was the recorded owner of piece and parcel of Sali Land measuring more or less 18 decimal of land pertaining to R.S & L.R. Dag No – 220, L.R. Khatian No – 279, 1129, 1181, 927, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) by way of Purchase from its erstwhile owner.

Said M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 18 decimal of land pertaining to R.S & L.R. Dag No – **220**, L.R. Khatian No – 279, 1129, 1181, 927, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 28.07.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 16 as Deed No –15723 for the year 2006.

By virtue of aforesaid Deed M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 18 decimal of land pertaining to R.S & L.R. Dag No – **220**, L.R. Khatian No – 279, 1129, 1181, 927, J.L. No – 44, within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. which is subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 1687 in respect of the above mentioned land.

M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of B.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 15723 for the year 2006 Executed by M/s. Nicco Construction Company represented by its partner Ishtiaque Ahmed in favour of M/S South City Parivar Pvt. Ltd.
- 2) Copy of Record of Right in the name of erstwhile recorded owners.
- 3) Copy of L.R. Record of Right in the name of M/S South City Projects (Kolkata) Ltd.
- 4) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd.
- 5) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 6) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **220** of L.R. Khatian No – 1687, situated within Mouja – Gunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn.

Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – 220 of L.R. Khatian No – 1687, situated within Mouja – Ghunimeghi, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

- C) Mouja – **Krolberia**, J.L. No – 31, Police Station – Bhangar Now Kolkata Leather Complex, District – 24 Pgs. (South)

R.S. & L.R. Dag No – 1274 Latest L.R. Khatian No – 2022

Total Area of Land – 32 decimal,

Title History of the aforesaid Land

One Chadek Ali Molla Son of Belat Ali Molla by virtue of a Deed of Gift being No – 6402 for the year 1989 duly executed by his father Belat Ali Molla became the absolute owner of all that piece and parcel of Sali Land measuring more or less 8 decimal pertaining to R.S & L.R. Dag No –

1274, L.R. Khatian No – 1619 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex, District – 24 Paraganas (South).

Said Chadek Ali Molla Son of Belat Ali Molla by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 8 decimal of land pertaining to R.S & L.R. Dag No – **1274**, L.R. Khatian No – 1619 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly said Chadek Ali Molla Son of Belat Ali Molla signed and executed a Deed of Conveyance on 19.09.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 12 as Deed No –15718 for the year 2006.

One Atiyar Ali @ Rahaman, Son of Belat Ali Molla by virtue of a Kobala being No – 6374 for the year 1989 duly executed by erstwhile owner Belat Ali Molla became the absolute owner of all that piece and parcel of Sali Land measuring more or less 16 decimal pertaining to R.S & L.R. Dag No – **1274**, L.R. Khatian No – 1619 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex, District – 24 Paraganas (South).

Said Atiyar Ali @ Rahaman Son of Belat Ali Molla by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 16 decimal pertaining to R.S & L.R. Dag No – **1274**, L.R. Khatian No – 1619 within Mouja – Krolberia, Police Station – Bhangar

now Kolkata Leather Complex District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly said Atiyar Ali @ Rahaman Son of Belat Ali Molla signed and executed a Deed of Conveyance on 03.08.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 12 as Deed No –15719 for the year 2006.

One Atiyar Ali @ Rahaman Molla, Abdul Latif Molla, Abdul Rashid Molla, Abdul Sadique Molla all Sons of Belat Ali Molla and Jaburjan Bibi, wife of Kashem Ali Molla by way of inheritance from their father and predecessor i.e. erstwhile owner Belat Ali Molla, became the absolute owner of all that piece and parcel of Sali Land measuring more or less 8 decimal pertaining to R.S & L.R. Dag No – **1274**, L.R. Khatian No – 1619 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex, District – 24 Paraganas (South).

Said Atiyar Ali @ Rahaman Molla, Abdul Latif Molla, Abdul Rashid Molla, Abdul Sadique Molla all Sons of Belat Ali Molla and Jaburjan Bibi, wife of Kashem Ali Molla by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 8 decimal pertaining to R.S & L.R. Dag No – **1274**, L.R. Khatian No – 1619 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

Accordingly said Atiyar Ali @ Rahaman Molla, Abdul Latif Molla, Abdul Rashid Molla, Abdul Sadique Molla all Sons of Belat Ali Molla

and Jaburjan Bibi, wife of Kashem Ali Molla signed and executed a Deed of Conveyance on 10.08.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 17 as Deed No –15720 for the year 2006.

By virtue of aforesaid Three Deed M/S South City Parivar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less **32** decimal of land pertaining to R.S & L.R. Dag No – **1274**, L.R. Khatian No – 1619 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex, District – 24 Paraganas (South).

Thereafter M/S South City Parivar Pvt. Ltd. which is subsequently renamed as M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2022 in respect of the above mentioned land.

M/S South City Projects (Kolkata) Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 15718 for the year 2006 Executed by Chadek Ali Molla Son of Belat Ali Molla in favour of M/S South City Parivar Pvt. Ltd.

- 2) Copy of Deed Conveyance No – Deed No – 15719 for the year 2006 Executed by Atiyar Ali @ Rahaman Molla Son of Belat Ali Molla in favour of M/S South City Parivar Pvt. Ltd.
- 3) Copy of Deed Conveyance No – Deed No – 15720 for the year 2006 Executed by Atiyar Ali @ Rahaman Molla, Abdul Latif Molla, Abdul Rashid Molla, Abdul Sadique Molla all Sons of Belat Ali Molla and Jaburjan Bibi, wife of Kashem Ali Molla in favour of M/S South City Parivar Pvt. Ltd.
- 4) Copy of Record of Right in the name of M/S South City Projects (Kolkata) Ltd.
- 5) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd.
- 6) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 7) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **1274**, L.R. Khatian No – 2022 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owner in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Projects (Kolkata) Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Projects (Kolkata) Ltd. is the absolute owner of the aforesaid Sali Land measuring more or less **32** decimal under L.R. Dag No – **1274**, L.R. Khatian No – 2022 within Mouja – Krolberia, Police Station – Bhangar now Kolkata Leather Complex, District – 24 Paraganas (South) and Company has good marketable Title over the same.



Advocate

**R.S. & L.R. Dag No – 1275 Latest L.R. Khatian No – 2023, 2085 and
2048**

Total Area of Land – 31 Decimal

Title History of the aforesaid Land

One Tapan Kumar Ghosh by way of Gift from its erstwhile Owner namely Shyamsundar Ghosh became the owner of piece and parcel of Sali Land measuring more or less 16 decimal of land out of total 31

Decimal of land pertaining to R.S & L.R. Dag No – **1275**, R.S. Khatian No – 712, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

The said Bengali Deed of Gift was signed and executed on 08.03.1995 and was registered at in the office of Sub – Registrar at Bhangar and was recorded in Book No – I, Volume No – 25, between pages 313 to 322, as Deed No 1311 for the year 1995.

Subsequently said Tapan Kumar Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 16 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, R.S. Khatian No – 481 previously 712, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 01.08.2005 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 19 as Deed No –11705 for the year 2005.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 16 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, R.S. Khatian No – 481 previously 712, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2023 in respect of the above mentioned land.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of D.L.R.O. duly issued the Conversation Certificate in its favour.

Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar jointly by way of Inheritance from their mother Smt. Madhabi Bala Ghosh the erstwhile owner became the joint owners of Sali Land measuring more or 05 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, L.R. Khatian No – 1635, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar sold and transferred a piece of Sali land measuring 05 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, L.R. Khatian No – 1635, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

Accordingly said Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar signed and executed a Deed of Conveyance in favour of M/S Sampat Dealers Pvt. Ltd. on 01.06.2007 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, CD Volume No – 21, between pages 9187 to 9204 as Deed No –08810 for the year 2010.

By virtue of aforesaid Deed M/S Sampat Dealers Pvt. Ltd. became and has become the absolute Owner of all that 05 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, L.R. Khatian No – 1635, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Sampat Dealers Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2085.

M/S Sampat Dealers Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Rabindra Nath Ghosh, Bholanath Ghosh, Mangala Ghosh @ Dhira Ghosh, Minati Roy, Swapna Kumar, Zarna Kundu and Aparna Ghosh by way of Inheritance from their predecessor namely Upendranath Ghosh became the owner of piece and parcel of Sali Land measuring more or less 10 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, L.R. Khatian No – 1254, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Rabindra Nath Ghosh, Bholanath Ghosh, Mangala Ghosh @ Dhira Ghosh, Minati Roy, Swapna Kumar, Zarna Kundu and Aparna Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 9.18 decimal of land out of 10 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, L.R. Khatian No – 1254, J.L. No – 31, within

Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 10.05.2010 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub - Registrar – Bhangar and was recorded in Book No – I, CD Volume No – 6, between Pages 4195 to 4217 as Deed No –02193 for the year 2010.

By virtue of aforesaid Deed M/S Monor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 9.18 decimal of land out of 10 decimal of land out of total 31 Decimal of land pertaining to R.S & L.R. Dag No – **1275**, L.R. Khatian No – 1254, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2048 in respect of the above mentioned land.

M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of D.L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 11705 for the year 2005 Executed by Tapan Kumar Ghosh in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Deed Conveyance No – 08810 for the year 2010 executed by Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar in favour of M/S Sampat Dealers Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 02193 for the year 2010 executed by Rabindra Nath Ghosh, Bholanath Ghosh, Mangala Ghosh @ Dhira Ghosh, Minati Roy, Swapna Kumar, Zarna Kundu and Aparna Ghosh in favour of M/S Monor Vyapaar Pvt. Ltd.
- 4) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
- 5) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 6) Copy of L.R. Record of Right in the name of M/S Sampat Dealers Pvt. Ltd.
- 7) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt. Ltd.
- 8) Copy of Conversation Certificate in the name of M/S Basera Land Ltd., M/S Sampat Dealers Pvt. Ltd. and M/S Monor Vyapaar Pvt. Ltd.
- 9) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 10) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **25.8 (16 + 05 +9.8)** decimal of Sali Land under R.S. & L.R. Dag No – **1275**, under L.R. Khatian No – 2023, 2085 and 2048 situated within Mouja –

Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Ltd., M/S Sampat Dealers Pvt. Ltd. and M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Ltd., M/S Sampat Dealers Pvt. Ltd. and M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Ltd., M/S Sampat Dealers Pvt. Ltd. and M/S Monor Vyapaar Pvt. Ltd. are the Joint owners of the aforesaid **25.8 (16 + 05 +9.8)** decimal of Sali Land under R.S. & L.R. Dag No – **1275**, under L.R. Khatian No – 2023, 2085 and 2048 situated within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) and these Companies have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 1277 Latest L.R. Khatian No – 2023 and 2085

Total Area of Land – 13 Decimal

Title History of the aforesaid Land

One Tapan Kumar Ghosh by way of Gift from its erstwhile Owner namely Shyamsundar Ghosh became the owner of piece and parcel of Sali Land measuring more or less 07 decimal of land out of total 13 Decimal of land pertaining to R.S & L.R. Dag No – **1277**, R.S. Khatian No – 381, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

The said Bengali Deed of Gift was signed and executed on 08.03.1995 and was registered at in the office of Sub – Registrar at Bhangar and was recorded in Book No – I, Volume No – 25, between pages 313 to 322, as Deed No 1311 for the year 1995.

Subsequently said Tapan Kumar Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 07 decimal of land out of total 13 Decimal of land pertaining to R.S & L.R. Dag No – **1277**, R.S. Khatian No – 481 Previously 381, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 01.08.2005 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar Assurance – 1, Kolkata and was recorded in Book No – I, Volume No – I, between Pages 1 to 19 as Deed No –11705 for the year 2005.

By virtue of aforesaid Deed M/S Basera Land Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 07 decimal of land out of total 13 Decimal of land pertaining to R.S & L.R. Dag No – **1277**, R.S. Khatian No – 481 Previously 381, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2023 in respect of the above mentioned land.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of D.L.R.O. duly issued the Conversation Certificate in its favour.

Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar jointly by way of Inheritance from their mother Smt. Madhabi Bala Ghosh the erstwhile owner became the joint owners of Sali Land measuring more or less 06 decimal of land out of total 13 Decimal of land pertaining to R.S & L.R. Dag No – **1277**, L.R. Khatian No – 1635, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Subsequently said Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar sold and transferred a piece of Sali land measuring 06 decimal of land out of total 13 Decimal of land pertaining to R.S & L.R. Dag No – **1277**, L.R. Khatian No – 1635, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) to M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

Accordingly said Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar signed and executed a Deed of Conveyance in favour of M/S Sampat Dealers Pvt. Ltd. on 01.06.2007 and which was duly registered at the Office of Additional Registrar of Assurance - I Kolkata, and was recorded in Book No – I, CD Volume No – 21, between pages 9187 to 9204 as Deed No –08810 for the year 2010.

By virtue of aforesaid Deed M/S Sampat Dealers Pvt. Ltd. became and has become the absolute Owner of all that 06 decimal of land out of total 13 Decimal of land pertaining to R.S & L.R. Dag No – **1277**, L.R. Khatian No – 1635, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Sampat Dealers Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2085.

M/S Sampat Dealers Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 11705 for the year 2005 Executed by Tapan Kumar Ghosh in favour of M/S Basera Land Pvt. Ltd.

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- 2) Copy of Deed Conveyance No – 08810 for the year 2010 executed by Kajal Ghosh, Sajal Kumar Ghosh and Mita Karmakar in favour of M/S Sampat Dealers Pvt. Ltd.
 - 3) Copy of Record of Right in the name of in favour of erstwhile owners of the said lands.
 - 4) Copy of L.R. Record of Right in the name of M/S Basera Land Pvt. Ltd.
 - 5) Copy of L.R. Record of Right in the name of M/S Sampat Dealers Pvt. Ltd.
 - 7) Copy of Conversation Certificate in the name of M/S Basera Land Ltd. and M/S Sampat Dealers Pvt. Ltd.
 - 8) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
 - 9) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **13 (07 + 06)** decimal of Sali Land under R.S. & L.R. Dag No – **1277**, under L.R. Khatian No – 2023 and 2085 situated within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn.

Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Ltd. and M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Basera Land Ltd. and M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Ltd. and M/S Sampat Dealers Pvt. Ltd. are the Joint owners of the aforesaid **13 (07 + 06)** decimal of Sali Land under R.S. & L.R. Dag No – **1277**, under L.R. Khatian No – 2023 and 2085 situated within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) and these Companies have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 1283 Latest L.R. Khatian No – 2023, 2048, 2085 Total Area of Land – 152 decimal/1 Acre 52 Decimal

Title present position of Title of the aforesaid Land

As per Plot information and L.R. Record of Right the names of the present Owners in respect of R.S & L.R. Dag No – 1283, and their respective Lands are as Follows:-

<u>Under L.R. Khatian</u>	<u>Name of the Owners</u>	<u>Area owned in Dag No – 1283</u>
447	Enchan Molla	01 decimal
461	Piyar Molla	02 decimal
462	Abdar Molla	02 decimal
463	Mainaddin Molla	02 decimal
464	Rasid Molla	02 decimal
465	Sarifuddin Molla	02 decimal
1718	Nafisi Owbeda	20 decimal
2023	Basera Land Pvt. Ltd	40 decimal
2048	Manor Vyapaar Pvt. Ltd.	33 decimal
2085	Sampat Dealers Pvt. Ltd.	48 decimal

M/S Basera Land Pvt. Ltd. by way of following purchase became and has become the absolute owner of 40 decimal of Land out of Total 1 Acre 52 decimal of land in R.S. & L.R. Dag No - 1283 by way of number of Deeds from erstwhile owners.

One Md. Wasim Khan Son of Late Abdul Aziz Khan by way of Purchase from its erstwhile owner Khalil Ali Gayen through a Deed of Sale which was registered on 14.03.2000 at the Office of District Sub – Registrar – III at Alipore and was recorded in Book No – I, Volume No – 116, between pages – 263 to 274, as Deed No – 4811 for the year 2001 and became the absolute owner of 21 decimal of Land of R.S. & L.R. Dag No – 1283, L.R. Khatian No – 362 of Mouja – Krolberia, Police Station –

Kolkata Leather Complex formerly Bhangar, District – 24 Paraganas (South).

Said Md. Wasim Khan on 20.07.2005 sold and transferred his purchased 21 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 17 as Deed No – 8637 for the year 2005.

Sekh Hasina Banu wife of Late Rehet Bux Akunji, Rasedul Akunji, Rafique Akunji both are the sons of Late Rehet Bux Akunji, and Rahima Sirdar wife of Kaochar Sirdar by way of inheritance from their predecessor became the joint owners of 19 decimal of Land of R.S. & L.R. Dag No – 1283. L.R. Khatian No – 1563, of Mouja – Krolberia, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Sekh Hasina Banu, Rasedul Akunji, Rafique Akunji, and Rahima Sirdar on 11.08.2005 sold and transferred their inherited 19 decimal of Land to M/S Basera Land Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 01 to 19 as Deed No – 7263 for the year 2005.

Thereafter M/S Basera Land Pvt. Ltd. duly mutated its name in respect of the aforesaid land measuring 40 decimal under Dag No – 1283 in the L.R. Record of Right under L.R. Khatian No – 2023.

M/S Basera Land Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and

the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

M/S Manor Vyapaar Pvt. Ltd. by way of following purchase became and has become the absolute owner of 33 decimal of Land out of Total 1 Acre 52 decimal of land in R.S. & L.R. Dag No - 1283 by way of number of Deeds from erstwhile owners.

One Tamanna Saba wife of Mohammad Shabaz Gani by way of Purchase from its erstwhile owner Insan Ali Molla through a Bengali Kobala which was registered on 23.04.1999 at the Office of District Sub – Registrar – III at Alipore and was recorded in Book No – I, Volume No – 85, between pages – 416 to 423, as Deed No – 3343 for the year 2000 and became the absolute owner of 24.75 decimal of Land of R.S. & L.R. Dag No – 1283, R.S. Khatian No – 362 of Mouja – Krolberia, Police Station –Kolkata Leather Complex formerly Bhangar, District – 24 Paraganas (South).

Said Tamanna Saba on 30.08.2008 sold and transferred her purchased 24.75 decimal of Land to M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – 10, between Pages 3018 to 3033 as Deed No – 04570 for the year 2009.

Ahad Molla, Aynal Molla both are the sons of Late Jalil Ali Molla, and Amina Bibi @ Amena Mistri, Rohina Bibi @ Rangina Bibi Molla, Chhalehar Sanpui @ Chaleha Bibi, Alehar Bibi @ Aleya Paik, Nurjahan Bibi and Runuja Bibi all six are the married daughters of Late Jalil Ali

Molla by way of inheritance from their predecessor became the joint owners of 29 decimal of Land of R.S. & L.R. Dag No – 1283. L.R. Khatian No – 449, of Mouja – Krolberia, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Ahad Molla, Aynal Molla, Amina Bibi @ Amena Mistri, Rohina Bibi @ Rangina Bibi Molla, Chhalehar Sanpui @ Chaleha Bibi, Alehar Bibi @ Aleya Paik, Nurjahan Bibi and Runuja Bibi on 18.08.2010 sold and transferred their inherited 29 decimal of Land to M/S Manor Vyapaar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of District Sub – Registrar – III at Alipore and was recorded in Book No – I, Volume No – 12, between Pages 5168 to 5186 as Deed No – 06376 for the year 2010.

Thereafter M/S Manor Vyapaar Pvt. Ltd. though Purchased 53 decimal of land but could not mutated its name more than 33 decimal of land under Dag No – 1283 in the L.R. Record of Right under L.R. Khatian No – 2048.

M/S Manor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

M/S Sampat Dealers Pvt. Ltd. by way of following purchase became and has become the absolute owner of 48 decimal of Land out of Total 1 Acre 52 decimal of land in R.S. & L.R. Dag No - 1283 by way of number of Deeds from erstwhile owners.

One Enchan Molla son of late Ebadat Molla was the absolute owner of 11 decimal of Land of R.S. & L.R. Dag No – 1283, R.S. Khatian No – 447

of Mouja – Krolberia, Police Station –Kolkata Leather Complex formerly Bhangar, District – 24 Paraganas (South).

Said Enchan Molla on 07.06.2007 sold and transferred his 11 decimal of Land to M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – 66, between Pages 1404 to 1418 as Deed No – 02350 for the year 2008.

Pear Ali Molla @ Pear Molla, Abdar Ali Molla @ Abdar Molla, Moinuddin Molla, Abdur Rashid Molla @ Rashid Molla, Sarifuddin Molla all are the sons of Jalal Molla were the joint owners of 29 decimal of Land of R.S. & L.R. Dag No – 1283. L.R. Khatian No – 461, 462, 463, 464 and 465 of Mouja – Krolberia, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Pear Ali Molla @ Pear Molla, Abdar Ali Molla @ Abdar Molla, Moinuddin Molla, Abdur Rashid Molla @ Rashid Molla, Sarifuddin Molla on 07.11.2007 sold and transferred their 29 decimal of Land to M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – 10, between Pages 3906 to 3924 as Deed No – 04606 for the year 2009.

Jiad Ali Molla and others the legal heirs of one Taslim Molla were the joint owners of 8.4968 decimal of Land of R.S. & L.R. Dag No – 1283. L.R. Khatian No – 448 of Mouja – Krolberia, Police Station – Kolkata Leather Complex (formerly Bhnagar), District – 24 Paraganas (South).

Said Jiad Ali Molla and others on 07.06.2005 sold and transferred their 8.4968 decimal of Land to M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, Volume No – 68, between Pages 363 to 377 as Deed No – 2362 for the year 2008.

Thereafter M/S Sampat Dealers Pvt. Ltd. duly mutated its name in respect of aforesaid Sali land Measuring 48 decimal of land under Dag No – 1283 in the L.R. Record of Right under L.R. Khatian No – 2085.

M/S Sampat Dealers Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L & L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – 8637 for the year 2005 executed by Md. Wasim Khan in favour of M/S Basera Land Pvt. Ltd.
- 2) Copy of Deed Conveyance No – 7263 for the year 2005 executed by Sekh Hasina Banu & Others in favour of M/S Basera Land Pvt. Ltd.
- 3) Copy of Deed Conveyance No – 4570 for the year 2009 executed by Tamanna Saba in favour of M/S Manor Vyapaar Pvt. Ltd.

- 4) Copy of Deed Conveyance No – 6376 for the year 2010 executed by Ahad Molla & Others in favour of M/S Manor Vyapaar Pvt. Ltd.
- 5) Copy of Deed Conveyance No – 2350 for the year 2008 executed by Enchan Molla in favour of M/S Sampat Dealers Pvt. Ltd.
- 6) Copy of Deed Conveyance No – 4606 for the year 2009 executed by Pear Ali Molla @ Pear Molla & Others in favour of M/S Sampat Dealers Pvt. Ltd.
- 7) Copy of Deed Conveyance No – 2362 for the year 2008 executed by Jiad Ali Molla and others in favour of M/S Sampat Dealers Pvt. Ltd.
- 8) Copy of Record of Right in the name of erstwhile recorded owners.
- 9) Copy of Record of Right in the name of M/S Manor Vyapaar Pvt. Ltd.
- 10) Copy of Record of Right in the name of M/S Basera Land Pvt. Ltd.
- 11) Copy of L.R. Record of Right in the name of M/S Sampat Dealers Pvt. Ltd.
- 12) Copy of Conversation Certificate in the name of M/S Manor Vyapaar Pvt. Ltd.
- 13) Copy of Conversation Certificate in the name of M/S Basera Land Pvt. Ltd.
- 14) Copy of Conversation Certificate in the name of M/S Sampat Dealers Pvt. Ltd.
- 15) Copy of Latest Plot information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 16) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – **1283** of L.R. Khatian No – 2023, 2048 and 2085, situated within Mouja – Krolberia, Police Station – Kolkata Leather Complex formerly Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. & M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property. I found No Suit and Misc. Appeal has been filed against M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. & M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid Dag No – **1283**.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Pvt. Ltd., M/S Manor Vyapaar Pvt. Ltd. & M/S Sampat Dealers Pvt. Ltd. are the absolute owners and in absolute possession of the said land of the **121 (40+ 33 + 48)** decimal of Land under L.R. Dag No – **1283** of L.R. Khatian No – 2023, 2048, 2085

situated within Mouja – Krolberia, Police Station – Kolkata Leather Complex formerly Bhangar, District – 24 Paraganas (South) and have a good marketable Title over the said property.



Advocate

R.S. & L.R. Dag No – 1286 Latest L.R. Khatian No – 2048 and 2022

Total Area of Land – 19 Decimal

Title History of the aforesaid Land

One Sukumar Ghosh Son of Late Dharmadas Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 01 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 142, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

One Madhumita @ Madhu Ghosh Daughter of Late Dharmadas Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 01 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 143, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

One Manjushree @ Manju Ghosh, Wife of Nemaï Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 01 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 144, J.L. No – 31, within

Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

One Shankari Ghosh Wife of Late Dharmadas Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 01 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 145, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently said Shankari Ghosh died intestate leaving behind her legal heirs namely Sukumar Ghosh, Madhumita @ Madhu Ghosh and Manjushree @ Manju Ghosh and two others, all of whom jointly inherited her abovementioned 01 decimal of land thereby Sukumar Ghosh, Madhumita @ Madhu Ghosh and Manjushree @ Manju Ghosh jointly inherited 0.426 decimal.

Thereby said Sukumar Ghosh, Madhumita @ Madhu Ghosh and Manjushree @ Manju Ghosh jointly owned and possessed of 3.426 decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 142, 143, 144 & 145, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently said Sukumar Ghosh, Madhumita @ Madhu Ghosh and Manjushree @ Manju Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 3.426 decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 142, 143, 144 & 145, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24

Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Sukumar Ghosh, Madhumita @ Madhu Ghosh and Manjushree @ Manju Ghosh signed and executed a Deed of Conveyance on 08.04.2010 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of District Sub Registrar at Alipore, and was recorded in Book No – I, CD Volume No – 6, between Pages 3428 to 3445 as Deed No –02829 for the year 2010.

One Nirmal Kumar @ Nirmal Chandra Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 05 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 475, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Said Nirmal Kumar @ Nirmal Chandra Ghosh died intestate on 23.06.2003 leaving behind his legal heirs namely his wife Smt. Tripti Ghosh and married daughter Smt. Jayati Banerjee wife of Sri Sukanta Banerjee both of whom jointly inherited the said 5 decimal of Land

Subsequently Smt. Tripti Ghosh and Smt. Jayati Banerjee by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 5 decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 475, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Smt. Tripti Ghosh and Smt. Jayati Banerjee signed and executed a Deed of Conveyance on 24.07.2008 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar of Assurance – 1, Kolkata, and was recorded in Book No – I, CD Volume No – 10, between Pages 3941 to 3959 as Deed No –04608 for the year 2009.

One Smt. Shobha Rani @ Sova Rani Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 04 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 474, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently Smt. Shobha Rani @ Sova Rani Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 5 decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 474, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Smt. Shobha Rani @ Sova Rani Ghosh signed and executed a Deed of Conveyance on 24.07.2008 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of the Additional Registrar of Assurance – 1, Kolkata, and was recorded in Book No – I, CD Volume No – 10, between Pages 3960 to 3978 as Deed No –04609 for the year 2009.

One Prafullya @ Prafulla Kumar Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 05 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 472, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently said Prafullya @ Prafulla Kumar Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 5 decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 472, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Prafullya @ Prafulla Kumar Ghosh signed and executed a Deed of Conveyance on 09.12.2009 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub Registrar at Bhangar, and was recorded in Book No – I, CD Volume No – 15, between Pages 5347 to 6364 as Deed No –05402 for the year 2009.

One Samarendra Nath Ghosh Son of Late Dharmadas Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 01 decimal of land out of total 19 Decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 141, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently said Samarendra Nath Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 5 decimal of land pertaining to R.S & L.R. Dag No –**1286**, R.S. & L.R. Khatian No – 141, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Samarendra Nath Ghosh signed and executed a Deed of Conveyance on 09.12.2009 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub Registrar at Bhangar, and was recorded in Book No – I, CD Volume No – 15, between Pages 5456 to 5473 as Deed No –05410 for the year 2009.

By virtue of aforesaid 5 Deeds M/S Monor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less **18** decimal of land out of total 13 Decimal of land pertaining to R.S & L.R. Dag No – **1286**, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2048 in respect of the above mentioned 18 decimal of land.

In the meantime M/S South City Projects (Kolkata) Ltd. also Purchased 1.32 decimal of land under R.S. & L.R. Dag No – 1286 under Khatian No – 145 & 517 within Mouja – Krolberia, from Samarendra Nath Ghosh Son of Late Dharmadas Ghosh, Bani Ghosh Daughter of Late Dharmadas Ghosh and Sankari Ghosh Wife of Bimal Ghosh all of whom on

23.04.2015 signed and executed a Deed of Conveyance which was duly registered in the Office of D.S.R. Alipore and was recorded in Book No – I, CD Volume No – 7 between Pages 7420 to 7442 as Deed No – 03043 for the year 2015.

Thereafter M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2022 in respect of the above mentioned 1.32 decimal of land.

Both M/S South City Projects (Kolkata) Ltd. & M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (C0mmercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 4609 for the year 2009 Executed in favour of M/S Monor Vyapaar Pvt.
- 2) Copy of Deed Conveyance No – 04608 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.
- 3) Copy of Deed Conveyance No – 05402 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.
- 4) Copy of Deed Conveyance No – 05410 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.
- 5) Copy of Deed Conveyance No – 02829 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.

- 6) Copy of Deed Conveyance No – 03043 for the year 2015 executed in favour of M/S South City Projects (Kolkata) Ltd.
- 7) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt.
- 8) Copy of L.R. Record of Right in the name of M/S South City Projects (Kolkata) Ltd.
- 9) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd. and M/S Monor Vyapaar Pvt.
- 10) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 11) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **19 (18 + 01)** decimal of Sali Land under R.S. & L.R. Dag No – **1286**, under L.R. Khatian No – 2022 and 2048 situated within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against Both M/S South City Projects (Kolkata) Ltd. & M/S Monor Vyapaar Pvt.

Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against Both M/S South City Projects (Kolkata) Ltd. & M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Basera Land Ltd. and M/S Sampat Dealers Pvt. Ltd. are the Joint owners of the aforesaid **19 (18 + 01)** decimal of Sali Land under R.S. & L.R. Dag No – **1286**, under L.R. Khatian No – 2022 and 2048 situated within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) and these Companies have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 1287 Latest L.R. Khatian No – 2048 and 2022

Total Area of Land – 89 Decimal

Title History of the aforesaid Land

One Shyam Sundar Ghosh Son of Sashi Bhushan Ghosh was the absolute and recorded owner and Rayat of all that piece and parcel of Sali Land

measuring more or less 11 decimal of land out of total 22 Decimal of land pertaining to R.S & L.R. Dag No –**1287**, R.S. Khatian No – 381, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Said Shyam Sundar Ghosh during his life time out of his love and affection gifted the said 11 decimal of land to his Tapan Kumar Ghosh and on 08.03.1995 signed and executed a Gift Deed in favour of his Son which was duly registered at the Office of Sub Registrar at Bhangar and was recorded in Book No – I, Volume No – 25, between Pages 313 to 322 as Deed No – 1311 for the year 1995.

Thereby said Tapan Kumar Ghosh became the absolute Owner of all that piece and parcel of Sali Land measuring more or less 11 decimal of land out of total 22 Decimal of land pertaining to R.S & L.R. Dag No –**1287**, R.S. Khatian No – 381, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Tapan Kumar Ghosh also mutated his name in the record of B.L. & L.R.O.

Subsequently said Tapan Kumar Ghosh sold and transferred the said 11 decimal of Land to Monor Vyapaar Pvt. Ltd. against a valuable consideration and accordingly signed and executed a Deed of Conveyance in favour of Monor Vyapaar Pvt. Ltd. which was signed and executed on 26.07.2008 and Registered in the Office at A.R.A. – I Kolkata and was appeared in Book No – I, C.D. Volume No – 1, between Pages 3088 to 3103 as Deed No – 00142 for the year 2009.

Similarly one Upendra Nath Ghosh Son of Sashi Bhushan Ghosh was the absolute and recorded owner and Rayat of all that piece and parcel of Sali Land measuring more or less 11 decimal of land out of total 22 Decimal

of land pertaining to R.S & L.R. Dag No –**1287**, L.R. Khatian No – 1254, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Said Upendra Nath Ghosh, died intestate leaving behind his Widow Mangala Ghosh @ Dhira Ghosh, Three Sons namely Rabindra Nath Ghosh, Bhola Nath Ghosh, Goutam Ghosh, Three married Daughters namely Minati Roy, Swapna Kundu, Jharna Kundu, and one unmarried Daughter Aparna Ghosh all of whom jointly inherited the Landed property left behind by Upendra Nath Ghosh.

Out of those legal heirs except Goutam Ghosh all other legal heirs jointly along with other land sold and transferred 6.42 decimal of land out of their inherited 11 decimal of Land pertaining to R.S & L.R. Dag No – **1287**, L.R. Khatian No – 1254, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) to Monor Vyapaar Pvt. Ltd. against a valuable consideration and accordingly signed and executed a Deed of Conveyance in favour of Monor Vyapaar Pvt. Ltd. which was signed and executed on 10.05.2010 and Registered in the Office at A.D.S.R. Bhangar and was appeared in Book No – I, C.D. Volume No – 6, between Pages 4195 to 4217 as Deed No – 02193 for the year 2010.

That by two other duly registered Deed of Conveyance, Monor Vyapaar Pvt. Ltd., also purchased 3.7 and 1.5 decimal of land being Deed no – 6375 for the year 2010 and 7715 for the year 2014

Thereby Monor Vyapaar Pvt. Ltd. by virtue of above purchase became and has become the absolute owner of all that piece and parcel of Land measuring more or less 22 Satak out of 22 Satak pertaining to R.S & L.R.

Dag No –**1287**, L.R. Khatian No – 1254, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South)

Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2048 in respect of the above mentioned 22 decimal of land under L.R. Dag no 1287.

M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 00142 for the year 2009 Executed in favour of M/S Monor Vyapaar Pvt.
- 2) Copy of Deed Conveyance No – 02139 for the year 2010 executed in favour of M/S Monor Vyapaar Pvt.
- 3) Copy of Deed Conveyance No – 06375 for the year 2010 executed in favour of M/S Monor Vyapaar Pvt.
- 4) Copy of Deed Conveyance No – 07715 for the year 2014 executed in favour of M/S Monor Vyapaar Pvt.
- 5) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt.
- 6) Copy of Conversation Certificate in the name of M/S Monor Vyapaar Pvt.
- 7) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 8) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, and A.D.S.R. Bhangar in respect of **22** decimal of Sali Land under R.S. & L.R. Dag No – **1287**, under L.R. Khatian No – 2048 situated within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Monor Vyapaar Pvt. Ltd. is the absolute owner of the aforesaid **22** decimal of Sali Land under R.S. & L.R. Dag No – **1287**, under L.R. Khatian No – 2048 situated within Mouja –

Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) and these Companies have good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 1288 Latest L.R. Khatian No – 2048 and 2022

Total Area of Land – 89 Decimal

Title History of the aforesaid Land

One Nirmal Kumar @ Nirmal Chandra Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 22 decimal of land out of total 89 Decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 475, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Said Nirmal Kumar @ Nirmal Chandra Ghosh died intestate on 23.06.2003 leaving behind his legal heirs namely his wife Smt. Tripti Ghosh and married daughter Smt. Jayati Banerjee wife of Sri Sukanta Banerjee both of whom jointly inherited the said 5 decimal of Land

Subsequently Smt. Tripti Ghosh and Smt. Jayati Banerjee by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 22 decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 475, J.L. No – 31, within Mouja –

Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Smt. Tripti Ghosh and Smt. Jayati Banerjee signed and executed a Deed of Conveyance on 24.07.2008 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar of Assurance – 1, Kolkata, and was recorded in Book No – I, CD Volume No – 10, between Pages 3941 to 3959 as Deed No –04608 for the year 2009.

One Smt. Shobha Rani @ Sova Rani Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 22 decimal of land out of total 89 Decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 474, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently Smt. Shobha Rani @ Sova Rani Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 22 decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 474, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Smt. Shobha Rani @ Sova Rani Ghosh signed and executed a Deed of Conveyance on 24.07.2008 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in

the Office of the Additional Registrar of Assurance – 1, Kolkata, and was recorded in Book No – I, CD Volume No – 10, between Pages 3960 to 3978 as Deed No –04609 for the year 2009.

One Prafullya @ Prafulla Kumar Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 22 decimal of land out of total 89 Decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 472, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently said Prafullya @ Prafulla Kumar Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 22 decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 472, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Prafullya @ Prafulla Kumar Ghosh signed and executed a Deed of Conveyance on 09.12.2009 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub Registrar at Bhangar, and was recorded in Book No – I, CD Volume No – 15, between Pages 5347 to 6364 as Deed No –05402 for the year 2009.

One Samarendra Nath Ghosh Son of Late Dharmadas Ghosh was the absolute owner of piece and parcel of Sali Land measuring more or less 04 decimal of land out of total 89 Decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 141, J.L. No – 31, within

Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South).

Subsequently said Samarendra Nath Ghosh by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 4 decimal of land pertaining to R.S & L.R. Dag No –**1288**, R.S. & L.R. Khatian No – 141, J.L. No – 31, within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) in favour of M/S Monor Vyapaar Pvt. Ltd. against valuable consideration.

And accordingly said Samarendra Nath Ghosh signed and executed a Deed of Conveyance on 09.12.2009 in favour of M/S Monor Vyapaar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub Registrar at Bhangar, and was recorded in Book No – I, CD Volume No – 15, between Pages 5456 to 5473 as Deed No –05410 for the year 2009.

By virtue of aforesaid Deeds M/S Monor Vyapaar Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less **84** decimal of land out of total 89 Decimal of land pertaining to R.S & L.R. Dag No – **1288**, J.L. No – 31, within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Monor Vyapaar Pvt. Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2048 in respect of the above mentioned 84 decimal of land.

In the meantime M/S South City Projects (Kolkata) Ltd. also Purchased 5 decimal of land under R.S. & L.R. Dag No – **1288** under Khatian No –

145 & 517 within Mouja – Krolberia, from Samarendra Nath Ghosh Son of Late Dharmadas Ghosh, Bani Ghosh Daughter of Late Dharmadas Ghosh and Sankari Ghosh Wife of Bimal Ghosh all of whom on 23.04.2015 signed and executed a Deed of Conveyance which was duly registered in the Office of D.S.R. Alipore and was recorded in Book No – I, CD Volume No – 7 between Pages 7420 to 7442 as Deed No – 03043 for the year 2015.

Thereafter M/S South City Projects (Kolkata) Ltd. duly mutated its name in the L.R. Record of Right under Khatian No – 2022 in respect of the above mentioned 5 decimal of land.

Both M/S South City Projects (Kolkata) Ltd. & M/S Monor Vyapaar Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu (Commercial)” for its project work and the Office of D.L.R.O. Alipore duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 4609 for the year 2009 Executed in favour of M/S Monor Vyapaar Pvt.
- 2) Copy of Deed Conveyance No – 04608 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.
- 3) Copy of Deed Conveyance No – 05402 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.

- 4) Copy of Deed Conveyance No – 05410 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.
- 5) Copy of Deed Conveyance No – 02829 for the year 2009 executed in favour of M/S Monor Vyapaar Pvt.
- 6) Copy of Deed Conveyance No – 03043 for the year 2015 executed in favour of M/S South City Projects (Kolkata) Ltd.
- 7) Copy of L.R. Record of Right in the name of M/S Monor Vyapaar Pvt.
- 8) Copy of L.R. Record of Right in the name of M/S South City Projects (Kolkata) Ltd.
- 9) Copy of Conversation Certificate in the name of M/S South City Projects (Kolkata) Ltd. and M/S Monor Vyapaar Pvt.
- 10) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 11) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of **89 (84 + 05)** decimal of Sali Land under R.S. & L.R. Dag No – **1288**, under L.R. Khatian No – 2022 and 2048 situated within Mouja – Krolberia, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against Both M/S South City Projects (Kolkata) Ltd. & M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against Both M/S South City Projects (Kolkata) Ltd. & M/S Monor Vyapaar Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Projects (Kolkata) Ltd. & M/S Monor Vyapaar Pvt. Ltd. are the Joint owners of the aforesaid **89 (84 + 05)** decimal of Sali Land under R.S. & L.R. Dag No – **1288**, under L.R. Khatian No – 2022 and 2048 situated within Mouja – Krolberia, Police Station – Kolkata Leather Complex, District – 24 Paraganas (South) and these Companies have good marketable Title over the same.



Advocate

D) Mouja – Kharamba, J.L. No – 34, Police Station – Bhangar, District – 24 Paraganas. (South)

R.S. & L.R. Dag No – 790 Latest L.R. Khatian No – 2504

Total Area of Land – 60 decimal,

Title History of the aforesaid Land

Jakaril Ali Gain, Jubbar Ali Gain, Jalil Ali Gain and Khalil Ali gain purchased piece and parcel of Sali Land measuring more or less 12 decimal of land pertaining to R.S & L.R. Dag No – 790, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) from its erstwhile owner namely Ajon Ali Sekh through a Deed of Conveyance which was duly signed, executed and registered at the Office of Sub – Registrar – Bhangar in the year 1977.

Said Jakaril Ali Gain by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 2.874 decimal of land pertaining to R.S & L.R. Dag No – 790, L.R. Khatian No – 631, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 27.07.2007 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub - Registrar – Bhangar and was recorded in Book No – I, Volume No – 56, between Pages 333 to 344 as Deed No –3013 for the year 2007.

Similarly said Khalil Ali gain also by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 2.874 decimal

of land pertaining to R.S & L.R. Dag No – **790**, L.R. Khatian No – 449, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 27.07.2007 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub - Registrar – Bhangar and was recorded in Book No – I, Volume No – 56, between Pages 311 to 320 as Deed No –3011 for the year 2007.

Similarly said Jubbar Ali Gain also by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 2.874 decimal of land pertaining to R.S & L.R. Dag No – **790**, L.R. Khatian No – 618, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 27.07.2007 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub - Registrar – Bhangar and was recorded in Book No – I, Volume No – 58, between Pages 99 to 110 as Deed No –3095 for the year 2007.

Similarly said Jalil Ali Gain also by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 2.874 decimal of land pertaining to R.S & L.R. Dag No – **790**, L.R. Khatian No – 846, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 27.07.2007 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub - Registrar – Bhangar and was recorded in Book No – I, Volume No – 56, Page 330 only as Deed No –3012 for the year 2007.

One Md. Ismail purchased a Sali Land Measuring more or less 10 Decimal of land pertaining to R.S & L.R. Dag No – **790**, R.S. Khatian No – 19, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) from its erstwhile owner Sairab Jan Bibi by way of Deed of Conveyance which was duly registered at the office of District Sub – Registrar - III at Alipore and was recorded in Book No – I, Volume No – 33, between pages – 49 to 58, as Deed No – 1189 for the year 2000.

Subsequently said Md. Ismail by executing a Deed of Conveyance sold and transferred the above referred Sali land measuring more or less 10 decimal of land pertaining to R.S & L.R. Dag No – **790**, L.R. Khatian No – 1721, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 07.09.2007 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub - Registrar – Bhangar and was recorded in Book No – I, Volume No – 61, between page 133 to 148 as Deed No –3247 for the year 2007.

One Isar Ahmed Siddiqui purchased a Sali Land Measuring more or less 38.25 Decimal of land pertaining to R.S & L.R. Dag No – **790**, R.S. Khatian No – 19, J.L. No – 34, within Mouja – Kharamba, Police Station

– Bhangar, District – 24 Paraganas (South) from its erstwhile owners Jubbur Ali Gain and others by way of Deed of Conveyance which was duly registered at the office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, Volume No – I, between pages – 01 to 21, as Deed No – 09992 for the year 2005.

While said Isar Ahmed Siddiqui was in absolute occupation and possession of the said land died intestate leaving behind his four sons namely Sadab Ahmed Siddiqui, Sahab Ahmed Siddiqui, Sakir Ahmed Siddiqui and Shoeb Ahmed Siddiqui, wife Shahina Isar and one daughter Tarrannum Jahan as his legal heirs. All of them jointly inherited the said Sali land measuring 38.25 in R.S. & L.R. Dag No. 790.

Subsequently Sadab Ahmed Siddiqui, Sahab Ahmed Siddiqui, Sakir Ahmed Siddiqui and Shoeb Ahmed Siddiqui, Shahina Isar and Tarrannum Jahan all of them by executing a Deed of Conveyance sold and transferred the abovereferred Sali land measuring more or less 38.25 decimal of land pertaining to R.S & L.R. Dag No – **790**, L.R. Khatian No – 2203, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 06.03.2008 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional Registrar of Assurance – I, Kolkata and was recorded in Book No – I, CD Volume No – 22, between page 01 to 21 as Deed No –08814 for the year 2010.

By virtue of aforesaid Deeds M/S Sampat Dealers Pvt. Ltd. became and has become the absolute Owner of all that piece and parcel of aforesaid Sali Land measuring more or less 60 decimal

(2.87+2.87+2.87+2.87+10+38.25) of land pertaining to R.S & L.R. Dag No – 790, J J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter M/S Sampat Dealers Pvt. Ltd. which is subsequently renamed. duly mutated its name in the L.R. Record of Right under Khatian No – 2504 in respect of the above mentioned land.

M/S Sampat Dealers Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of D.L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 3013 for the year 2007 Executed by Jakaril Ali Gain in favour of M/S Sampat Dealers Pvt. Ltd.
- 2) Copy of Deed Conveyance No – Deed No – 3011 for the year 2007 Executed by Khalil Ali gain in favour of M/S Sampat Dealers Pvt. Ltd.
- 3) Copy of Deed Conveyance No – Deed No – 3095 for the year 2007 Executed by Jubbar Ali Gain in favour of M/S Sampat Dealers Pvt. Ltd.
- 4) Copy of Deed Conveyance No – Deed No – 3012 for the year 2007 Executed by Jalil Ali Gain in favour of M/S Sampat Dealers Pvt. Ltd.
- 5) Copy of Deed Conveyance No – Deed No – 3247 for the year 2007 Executed by Md. Ismail in favour of M/S Sampat Dealers Pvt. Ltd.
- 6) Copy of Deed Conveyance No – Deed No – 8814 for the year 2007 Executed by Sadab Ahmed Siddiqui and others in favour of M/S Sampat Dealers Pvt. Ltd.
- 7) Copy of Record of Right in the name of erstwhile recorded owners.

- 8) Copy of L.R. Record of Right in the name of M/S Sampat Dealers Pvt. Ltd.
- 9) Copy of Conversation Certificate in the name of M/S Sampat Dealers Pvt. Ltd.
- 10) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 11) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of L.R. Dag No – 790 of L.R. Khatian No – 2504, situated within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property. No Suit or Appeal has been found against M/S Sampat Dealers Pvt. Ltd. in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S Sampat Dealers Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – 790 of L.R. Khatian No – 2504, situated within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) and this Company has good marketable Title over the same.



Advocate

R.S. & L.R. Dag No – 791 Latest L.R. Khatian No – 2097 ,
2500, 2504 Total Area of Land – 84 decimal,

Title History of the aforesaid Land

Abdul Ajij Molla @ Abdul Aziz was the recorded Owner along with other land a particular piece of Land measuring more or less 4.035 decimal lying and situated within Mouja – Kharamba, J.L. No – 34, appertaining to R.S. and L.R. Dag No – 791, L.R. Khatian No – 136, within Police Station – Bhangar, District – 24 Paraganas (South)

Said Abdul Ajij Molla @ Abdul Aziz by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 4.035 decimal of land pertaining to R.S & L.R. Dag No – 791, L.R. Khatian No – 136, J.L. No – 34, within Mouja – Kharamba, Police

Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And said Abdul Ajij Molla @ Abdul Aziz accordingly signed and executed a Deed of Conveyance on 27.07.2007 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of Additional District Sub -Registrar – Bhangar and was recorded in Book No – I, Volume No – 51, between Pages 285 to 296 as Deed No – 2723 for the year 2007.

Similarly Smt. Manwara Bibi by way of inheritance from her father Golam Mortaza became the absolute Owner of 2.8 decimal of Land pertaining to R.S & L.R. Dag No – **791**, L.R. Khatian No – 463, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) also by executing a Deed of Conveyance sold and transferred the aforesaid Sali land measuring more or less 2.8 decimal of land pertaining to R.S & L.R. Dag No – **791**, L.R. Khatian No – 463, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S South City Parivar Pvt. Ltd. against valuable consideration.

And accordingly Smt. Manwara Bibi signed and executed a Deed of Conveyance on 19.05.2006 in favour of M/S South City Parivar Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of A.R.A Kolkata – 1 and was recorded in Book No – I, Volume No – I, between Pages 1 to 12 as Deed No –16759 for the year 2007.

One Sonia Sahani wife of Md. Aslam Gharami by way of inheritance from her mother became the absolute owner of 2.8 decimal of Land of R.S. & L.R. Dag No – 791 L.R. Khatian No – 463 of Mouja – Kharamba.

Said Sonia Sahani on 29.11.2006 sold and transferred her inherited 2.8 decimal of Land to M/S South City Parivar Pvt. Ltd. against valuable consideration.

The said Deed was registered in the Office of Additional Registrar of Assurance – I, Kolkata, and was recorded in Book No – I, CD Volume No – I, between Pages 1 to 13 as Deed No – 16844 for the year 2006.

M/S South City Parivar Pvt. Ltd. also purchased two other plots of land under R.S. & L.R. Dag No – 791 L.R. Khatian No – 463 of Mouja – Kharamba measuring more or less 5.6 decimal and 5 decimal of land by virtue of Two Deed of Conveyance being Deed No – 16758 and 15715 both for the year 2006.

By virtue of all the five deeds M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., altogether purchased 20 decimal of Land R.S. & L.R. Dag No – 791 of Mouja – Kharamba, district – 24 Paraganas (South) and thereby became and has become the absolute owner of said 20 decimal of Land.

One Sairul Islam @ Khairul Islam @ Khairul Molla Son of Putu Miya by way of inheritance became the absolute owner of all that piece and parcel of Sali Land measuring more or less 4 decimal under R.S. & L.R. Dag No – 791, L.R. Khatian No – 457 of Mouja – Kharamba, District – 24 Paraganas (South).

Said Sairul Islam @ Khairul Islam @ Khairul Molla Son of Putu Miya by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 4 decimal of land pertaining to R.S & L.R. Dag No – **791**, L.R. Khatian No – 457, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Sampat Dealers Pvt. Ltd. against valuable consideration.

Said Sairul Islam @ Khairul Islam @ Khairul Molla Son of Putu Miya accordingly signed and executed a Deed of Conveyance on 14.07.2010 in favour of M/S Sampat Dealers Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of District Sub - Registrar – III at Alipore and was recorded in Book No – I, Volume No – 10, between Pages 8343 to 8359 as Deed No – 5372 for the year 2010.

Thereby Sampat Dealers Pvt. Ltd., became and has become the absolute owner of all that 4 decimal of Land under R.S & L.R. Dag No – **791**, L.R. Khatian No – 457, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South).

Similarly Abdul Hamid, Son of Latafat Hossain by way of inheritance from his father became the absolute owner of Sali land measuring more or less 2.874 decimal of land pertaining to R.S & L.R. Dag No – **791**, L.R. Khatian No – 1775 J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter said Abdul Hamid on 12.08.2005 by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 5 decimal of land pertaining to R.S & L.R. Dag No – **791**, L.R. Khatian No – 1775, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly signed and executed a Deed of Conveyance on 12.08.2005 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of A. R. A – 1 Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 1 to 14 as Deed No –11733 for the year 2005.

Similarly Aftaru Zaman and Asifur Zaman both sons of Abdul Rashid, also by way of inheritance from their father jointly became the absolute owners of Sali land measuring more or less 4 decimal of land pertaining to R.S & L.R. Dag No – **791**, L.R. Khatian No – 1305/1, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South).

Thereafter Aftaru Zaman and Asifur Zaman by executing a Deed of Conveyance sold and transferred the Sali land measuring more or less 4 decimal of land pertaining to R.S & L.R. Dag No – **791**, L.R. Khatian No – 1305/1, J.L. No – 34, within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) in favour of M/S Basera Land Pvt. Ltd. against valuable consideration.

And accordingly Aftaru Zaman and Asifur Zaman signed and executed a Deed of Conveyance on 12.08.2005 in favour of M/S Basera Land Pvt. Ltd. The said Deed of Conveyance was duly registered in the Office of A.R.A. 1 – Kolkata, and was recorded in Book No – I, Volume No – I, between Pages 1 to 15 only as Deed No – 11745 for the year 2007.

That apart M/S Basera Land Pvt. Ltd. also purchased 11.54 decimal of Land under, R.S. and L.R. Dag No – 791, appertaining to L.R. Khatian No – 172, 207, 1190 and 1330/1, under Mouza – Kharamba, J.L. No – 34, Police Station – Bhangar, from Abdul Rafique Molla @ Abdul Rafique, Anarul Islam @ Anarul Molla and from Masuda Bibi @ Molya Masuda Khatun accordingly those Abdul Rafique Molla @ Abdul Rafique, Anarul Islam @ Anarul Molla and Masuda Bibi @ Molya Masuda Khatun signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd. which as duly registered in the Office of A.D.S.R. Bhangar and was recorded as Deed No – 6242 for the year 2015.

M/S Basera Land Pvt. Ltd. also purchased 24.77 decimals under R.S. and L.R. Dag No – 791, under Mouja – Kharamba, J.L. No – 34, within the jurisdiction of Narayanpur Gram Panchayet, Police Station – Bhangar, A.D.S.R. Office – Bhangar, District – 24 Paraganas (South) from Abdul Majid Molla and 18 others all of whom signed and executed a Deed of Conveyance in favour of M/S Basera Land Pvt. Ltd. which as duly registered in the Office of D.S.R. – III at Alipore and was recorded as Deed No – 2517 for the year 2015.

M/S Basera Land Pvt. Ltd., also purchased 15 decimals under R.S. and L.R. Dag No – 791, under Mouja – Kharamba, J.L. No – 34, within the jurisdiction of Narayanpur Gram Panchayet, Police Station – Bhangar, A.D.S.R. Office – Bhangar, District – 24 Paraganas (South) by virtue of Deed duly signed executed and Registered in the Office of A.D.S.R. Bhangar, and was recorded as Deed no – 2483 of 2015.

By virtue of all above 5 Deeds M/S Basera Land Pvt. Ltd. altogether purchased 59.9 or in other words about 60 decimal of land under R.S. and L.R. Dag No – 791, under Mouja – Kharamba, J.L. No – 34, within the jurisdiction of Narayanpur Gram Panchayet, Police Station – Bhangar, A.D.S.R. Office – Bhangar, District – 24 Paraganas (South) and became and has become the absolute Owner thereof.

Thereafter M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd., M/S Sampat Dealers Pvt. Ltd., duly mutated its name in the L.R. Record of Right under Khatian No – 2500, 2504, 2097 in respect of the above mentioned land.

M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd., M/S Sampat

Dealers Pvt. Ltd. in the meantime applied for conversion of the said Land from “Sali” to “Bastu” for its project work and the Office of D.L.R.O. duly issued the Conversation Certificate in its favour.

Documents Scrutinised

In this context I have gone through following Deeds and Documents Xerox Copy of which was supplied to me.

- 1) Copy of Deed Conveyance No – Deed No – 5372 for the year 2010 Executed in favour of M/S Sampat Dealers Pvt. Ltd.
- 2) Copy of Deed Conveyance No – Deed No – 16759 for the year 2006 Executed in favour of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 3) Copy of Deed Conveyance No – Deed No – 16844 for the year 2006 Executed in favour of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 4) Copy of Deed Conveyance No – Deed No – 2723 for the year 2008 Executed in favour of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd.
- 5) Copy of Deed Conveyance No – Deed No – 11733 for the year 2005 Executed in favour of M/S Basera Land Pvt. Ltd.
- 6) Copy of Deed Conveyance No – Deed No – 11745 for the year 2005 Executed in favour of M/S Basera Land Pvt. Ltd.
- 7) Copy of Record of Right in the name of erstwhile recorded owners.
- 8) Copy of L.R. Record of Right in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd. M/S Sampat Dealers Pvt. Ltd.

- 9) Copy of Conversation Certificate in the name of M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd. M/S Sampat Dealers Pvt. Ltd.
- 10) Copy of Latest information regarding Record of aforesaid Land gathered from Govt. Record through Govt. Web Site.
- 11) Information gathered from Search and Inspection as discussed later.

Search & Inspection Work

That from my Search and Inspection of the all the Books under Index – II, found available in Good Condition at the Office of R.A. Kolkata, D.S.R. (V) & (III) Alipore and A.D.S.R. Bhangar in respect of Sali Land Measuring more or less 84 decimal under L.R. Dag No – **791** of L.R. Khatian No – 2500, 2097, and 2504, situated within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) for last 30 years, I do not find any entry of Transfer by the present Owners in connection with aforesaid land. I only found all those entries which are referred in Title History.

I caused necessary search in the Court of Learned 6th Civil Judge (Jn. Division) at Alipore and in the Court of Learned 7th Civil Judge (Sn. Division) at Alipore as well as in the Court of Learned District judge at Alipore to ascertain whether any Suit or Appeal has been filed against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd. M/S Sampat Dealers Pvt. Ltd., in connection with aforesaid landed property. No Suit or Appeal has been found against M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S

Basera Land Pvt. Ltd. M/S Sampat Dealers Pvt. Ltd., in connection with aforesaid landed property.

Observation

From my above mentioned Search and Inspection and after perusing of all the above mentioned Title Deeds mutation and conversion Certificate it is hereby certified that M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd. M/S Sampat Dealers Pvt. Ltd. is the absolute owner of the aforesaid Sali Land of L.R. Dag No – 791 of L.R. Khatian No – 2500, 2097, 2504, situated within Mouja – Kharamba, Police Station – Bhangar, District – 24 Paraganas (South) and these Company namely M/S South City Parivar Pvt. Ltd. subsequently renamed as M/S South City Projects (Kolkata) Ltd., M/S Basera Land Pvt. Ltd. M/S Sampat Dealers Pvt. Ltd. have good marketable Title over the said Property mentioned herein above.



Advocate