

*Aurabinda Basak*

ADVOCATE B.Com. LL B  
High Court, Calcutta

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: 98317 20593  
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Chamber & Residence :  
8/1F, Birpara Lane  
Kolkata - 700 030

Ref. No.....

Date. 27-07-2016

**Non-Encumbrances Certificate**  
**And Details Report on Title**

Ref.: **ALL THAT** piece or parcel of forty two plots of land admeasuring an area of total **641 Decimals equivalent to 19.42 Bighas** more or less comprised in R.S. & L.R. Dag Nos. 619, 605, 604, 603, 601, 606, 607, 608, 618, 612, 614, 615, 616 all under L.R. Khatian Nos. 757, 10, 123, 288, 182, 377, 315, 82, 249, 46, 844, 528 lying at Mouza- Mochpole, J.L. No. 31 AND land comprised in R.S. & L.R. Dag Nos. 80, 81, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 80/845 all under L.R. Khatian Nos. 2450, 4000, 1448, 482, 1905, 1304, 1272, 5029, 5030, 448, 1679, 2218, 5032, 4905, 1277 at Mouza- Paschim Ichapur, J.L. No. 29 AND R.S. & L.R. Dag Nos. 156 under L.R. Khatian No. 2610 and R.S. & L.R. Dag No. 139/188 under L.R. Khatian No. 50, at Mouza- Baluria, J.L. No. 37, all under P.S. Barasat, in the District of North 24 Parganas.

**Present owner of the said land : -**

- (1) **Shri Dharendra Nath Samadder** son of Late Bilash Chandra Samadder
  - (2) **Smt. Lakshmi Rani Samadder** wife of Shri Dharendra Nath Samadder
  - (3) **Shri Rajib Samaddar**, son of Shri Dharendra Nath Samadder
  - (4) **Shri Sanjib Samadder** son of Shri Dharendra Nath Samadder
- All resident of Shibtala, Nabapally Circular Road, P.S. Barasat, District North 24 Parganas  
Kolkata- 700126
- (5) **Smt. Sarmistha Dey** wife of Shri Prabir Dey and
  - (6) **Shri Prabir Dey** son of Shri Abani Prasad Dey
- Both resident of Village & P.O. Akrapur, P.S. Habra, District North 24 Parganas  
PIN- 743263.

I have caused necessary searches in the record of A.D.S.R. office Kadambagachi from the year 2003 to 2016; D.S.R. office-II North 24 Parganas, Barasat from the year 2003 to 2014; D.S.R. office-III North 24 Parganas, Barasat from the year 2014 to 2016; Additional Registrar of Assurances- II Kolkata- from the year 2003 to 2014 and Additional Registrar of Assurances- IV Kolkata- from the year 2015 to 2016 and have inspected the settlement records, BL & LRO mutation and all other relevant documents in respect of the said land.

Ref. No. ....

Date. ....

My report is as follows :-

WHEREAS :-

- 1) Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of four plots of land admeasuring an area of **40 decimals** more or less i.e. land area 07 decimals comprised in R.S. Dag No. 109; land area 08 Decimals comprised in R.S. Dag No. 108; land area 10 Decimals comprised in R.S. Dag No. 111 all under L.R. Khatian No. 1277 lying at Mouza- Paschim Ichapur, J.L. No. 29 AND land area 15 decimals comprised in R.S. Dag No. 156 under L.R. Khatian No. 1590 at Mouza- Baluria, J.L. No. 37, both P..S. Barasat, in the District of North 24 Parganas by virtue of purchased from Vanu Chandra Das son of late Chandra Mohan Das, resident of Paschim Ichapur, Barasat, District North 24 Parganas, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the District Registrar North 24 Parganas and recorded in Book No. I, Volume No. 99, Pages from 164 to 173, Being No. 5492, in the year 1996 against valuable consideration mentioned thereon.
- 2) The said Shri Dharendra Nath Samaddar (the owner No. 1 herein) and Basudeb Ganguly son of Bhupendra Nath Ganguly were the joint owners and possessors of three plots of land admeasuring an area of 37.50 Decimals more or less i.e. land area 02 Decimals comprised in R.S. Dag No. 601 ; land area 19 decimals comprised in R.S. Dag No. 607 ; land area 16.50 decimals comprised in R.S. Dag No. 608 all under L.R. Khatian No. 182, all at Mouza- Mochpole, J.L. No. 31, P.S.Barasat, in the District of North 24 Parganas by virtue of purchased from Ochman Gazi son of late Goldar Gazi, resident of Mochpole, Barasat, District North 24 Parganas, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the District Registrar North 24 Parganas and recorded in Book No. I, Volume No. 69, Pages 358 to 366, Being No. 3521, in the year 1997.
- 3) By virtue of above purchased, the said Shri Dharendra Nath Samaddar (the **owner No. 1 herein**) have entitled land measuring an area of **18.75 Decimals** more or less i.e. land area 01 Decimals as ½ share out of 02 Decimals comprised in R.S. Dag No. 601 ; land area 09.50 decimals as ½ share out of 19 decimals comprised in R.S. Dag No. 607 ; land area 8.25 decimals as ½ share out of 16.50 decimals comprised in R.S. Dag No. 608 all under L.R. Khatian No. 182, all at Mouza- Mochpole, J.L. No. 31, P.S.Barasat, in the District of North 24 Parganas.
- 4) The said Shri Dharendra Nath Samaddar (the owner No. 1 herein) and **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) are the joint owners and possessors of three plots of land admeasuring an area of 38 Decimals more or less i.e. land area 25 Decimals comprised in R.S. Dag No. 108 under L.R. Khatian Nos. 811, 761, 1414, 1321, 1389, 666 and land area 11 decimals comprised in R.S. Dag No. 114 under L.R. Khatian No. 811, 761, 1905, 482, 1321,

Ref. No.....

Date.....

1448, 1304 both at Mouza- Paschim Ichapur, J.L. No. 29 AND land admeasuring an area of 02 Decimals more or less comprised in R.S. Dag No. 601 & 606 each dag's land area 1 Decimal, under L.R. Khatian No. 603, at Mouza- Mochpole, J.L. No. 31 both P.S. Barasat, in the District of North 24 Parganas purchased from Shri Nanda Dulal Ghosh alias Sri Nandalal Ghosh son of Surendra Nath Ghosh of Paschim Ichapur, Ghosh Para, Barasat, District North 24 Parganas and ten others by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the Addl. District Sub-Registrar Kadmbagachi and recorded in Book No. I, Volume No. 20, Pages 299 to 310, Being No. 1292, in the year 1998.

5) The said Shri Dharendra Nath Samaddar (the owner No. 1 herein), **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein), Sri Basudeb Ganguly son of Late Bhupendra Nath Ganguly and Putul Ganguly wife of Sri Basudeb Ganguly are the joint owners of land measuring an area of 49.50 decimals more or less i.e. land area 02 Decimals comprised in R.S. Dag No. 603 under L.R. Khatian No. 123 ; land area 05 Decimals comprised in R.S. Dag No. 604 under L.R. Khatian No. 123 ; land area 10 Decimals comprised in R.S. Dag No. 605 under L.R. Khatian No. 123 ; land area 22 Decimals comprised in R.S. Dag No. 619 under L.R. Khatian No. 123; land area 10.50 Decimals comprised in R.S. Dag No. 606 under L.R. Khatian No. 182, 35, 385 all at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Mst. Sonamon Bibi wife of late Ichain Mondal resident of Mochpole, P.O. Jagannathpur, P.S. Barasat, District North 24 Parganas and eight others, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the D.S.R.-II North n24 Parganas and recorded in Book No. I, Volume No. 119, Pages from 91 to 102, Being No. 6407, in the year 2001.

6) By virtue of above purchased, the said Shri Dharendra Nath Samaddar (the owner No. 1 herein), **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) are the joint owners of land measuring an area of 24.75 Decimals as  $\frac{2}{4}^{\text{th}}$  share out of 49.50 decimals more or less i.e. land area 01 Decimals as  $\frac{2}{4}^{\text{th}}$  share out of 02 Decimals comprised in R.S. Dag No. 603 under L.R. Khatian No. 123 ; land area 02.50 Decimals as  $\frac{2}{4}^{\text{th}}$  share out 05 Decimals comprised in R.S. Dag No. 604 under L.R. Khatian No. 123 ; land area 05 Decimals as  $\frac{2}{4}^{\text{th}}$  share out of 10 Decimals comprised in R.S. Dag No. 605 under L.R. Khatian No. 123 ; land area 11 Decimals as  $\frac{2}{4}^{\text{th}}$  share out of 22 Decimals comprised in R.S. Dag No. 619 under L.R. Khatian No. 123; land area 05.25 decimals as  $\frac{2}{4}^{\text{th}}$  share out of 10.50 Decimals comprised in R.S. Dag No. 606 under L.R. Khatian No. 182, 35, 385 all at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas.

7) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **23 decimals** more or less comprised in R.S. Dag No. 614 under L.R. Kri. Khatian No. 288 at Mouza- Mochpole, J.L. No. 31, P.S. Barasat,

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Date.....

in the District of North 24 Parganas by virtue of purchased from Sk. Romjan Ali, son of late Nur Ali Mondal, resident of Paddmapukur, Barasat, District North 24 Parganas and six others, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the District Sub-Registrar II North 24 Parganas and recorded in Book No. I, Volume No. 26, Pages from 333 to 344, Being No. 1462, in the year 2002 against valuable consideration mentioned thereon.

8) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **32 decimals** more or less i.e. land area 25 decimals comprised in R.S. Dag Nos. 113 & 116, both under L.R. Khatian No. 1037/2 and land area 07 Decimals comprised in R.S. Dag No. 120 under L.R. Khatian No. 679 at Mouza- Paschim Ichapur, J.L. No. 29, P.S. Barasat, in the District of North 24 Parganas by virtue of purchased from Jamshed Ali and Parul Bala Ghosh of Paschim Ichapur, Barasat, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the District Sub-Registrar Kadambagachi and recorded in Book No. I, Volume No. 14, Pages from 191 to 198, Being No. 853, in the year 2003 against valuable consideration mentioned thereon.

9) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **03 decimals** more or less comprised in R.S. Dag No. 615 under L.R. Khatian No. 483 & 548 at Mouza- Mochpole, J.L. No. 31, P.S. Barasat, in the District of North 24 Parganas by virtue of purchased from Shanti Kumar Naskar and Sudhir Chandra Naskar both sons of late Hriday Chandra Naskar of Teghoria Rajarhat, North 24 Parganas, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the District Sub-Registrar II Barasat and recorded in Book No. I, Volume No. 1, Pages from 1 to 9, Being No. 2602, in the year 2004 against valuable consideration mentioned thereon.

10) The said Shri Dharendra Nath Samaddar (the owner No. 1 herein), **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) are the joint owners of land admeasuring an area of 3 (three) Cottahs 2 (two) Chittacks 0(zero) sft. comprised in R.S. Dag No. 81 under L.R. Khatian No. 764 at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Prodyut Bhattacharjee son of late Bimal Bhattacharjee resident of Nabapally, Boys School Road, P.S. Barasat, District North 24 Parganas and three others, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the D.S.R.-II North 24 Parganas and recorded in Book No. I, CD Volume No. 2, Pages from 9307 to 9321, Being No. 01748, in the year 2007.

11) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **3 (three) Cottahs 2 (two) Chittacks 30**

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Ref. No. ....

Date. ....

(thirty) sft. more or less comprised in R.S. Dag No. 81 under L.R. Khatian No. 764 at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Lakshmi Rani Ghosh wife of Mahadeb Ghosh resident of Sheuli Teleni Para, P.S. Titagarh, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the D.S.R.-II North 24 Parganas and recorded in Book No. I, CD Volume No. 22, Pages from 636 to 649, Being No. 6621, in the year 2011.

12) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **11(eleven) Chittacks 12 (twelve) sft.** more or less comprised in R.S. Dag No. 81 under L.R. Khatian No. 764 at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Prodyut Bhattacharjee son of Late Bimal Bhattacharjee, resident of Nabapally, Boys School Road, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, CD Volume No. 1, Pages from 1077 to 1094, Being No. 00082, in the year 2008.

13) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **20.50 Decimals** comprised in R.S. Dag No. 103 under L.R. Khatian No. 916/1, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Smt. Narayani Mondal wife of late Paresch Chandra Mondal resident of Raghunathpur, P.S. Rajarhat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, CD Volume No. 7, Pages from 1235 to 1248, Being No. 1871, in the year 2011.

14) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **20.50 Decimals** comprised in R.S. Dag No. 103 under L.R. Khatian No. 344 & 60, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Ananta Mondal alias Annanda Mondal son of Late Kalidas Mondal resident of Mochpole, Nabapally, Barasat, District North 24 Parganas and three others, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, CD Volume No. 88, Pages from 1140 to 1154, Being No. 2130, in the year 2013.

15) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of a plot of land measuring an area of **11 Decimals** comprised in R.S. Dag No. 612 under L.R. Khatian No. 528, at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Sahajan Gazi son of late Sarafat Gazi resident of Mochpole, Nabapally, Barasat, District North 24 Parganas and four others, by a registered

Ref. No.....

Date.....

Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, CD Volume No. 8, Pages from 1216 to 1242, Being No. 1938, in the year 2014.

16) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of fifteen plots of land measuring an area of **18.75 Decimals** i.e. land area 0.8 Decimal comprised in R.S. Dag No. 601 ; land area 1.8 Decimals comprised in R.S. Dag No. 607; land area 1.65 Decimals comprised in R.S. Dag No. 608 ; land area 0.2 Decimal comprised in R.S. Dag No. 603 ; land area 0.5 Decimal comprised in R.S. Dag No. 604 ; land area 1 Decimal comprised in R.S. Dag No. 605 ; land area 2.2 Decimal comprised in R.S. Dag No. 619 all under L.R. Khatian No. 182 all lying at Mouza- Mochpole, J.L. No. 31, P.S. Barasat, North 24 Parganas AND land area 1.6 Decimals comprised in R.S. Dag No. 122 ; land area 1.4 Decimal comprised in R.S. Dag No. 123 ; land area 0.8 Decimal comprised in R.S. Dag No. 118 ; land area 1 Decimal comprised in R.S. Dag No. 119 ; land area 0.8 Decimal comprised in R.S. Dag No. 117 all under L.R. Khatian No. 2218 and land area 1.4 Decimal comprised in R.S. Dag No. 120 ; land area 1.4 Decimal comprised in R.S. Dag No. 121 both under L.R. Khatian No. 1272 lying at Mouza- Paschim Ichapur, J.L. No. 29, P.S. Barasat, North 24 Parganas AND land area 2.8 Decimal comprised in R.S. Dag No. 108 under L.R. Khatian Nos. 1905, 482, 1448, 1304 & 448 lying at Mouza- Paschim Ichapur, J.L. No. 29, P.S. Barasat, North 24 Parganas by virtue of purchased from Smt. Kairabi Ganguly (Roy) wife of Sri Anirban Roy resident of Village & P.O. Nawpara, P.S. Barasat, North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages from 7316 to 7338, Being No. 151901037, in the year 2015.

17) The said Shri Dharendra Nath Samaddar (the **Owner No. 1 herein**) is the owner and possessor of five plots of land admeasuring an area of **38.6 Decimals** i.e. land area 0.8 Decimal comprised in R.S. Dag No. 603 ; land area 2 Decimals comprised in R.S. Dag No. 604; land area 4 Decimals comprised in R.S. Dag No. 605 ; land area 8.8 Decimal comprised in R.S. Dag No. 619 all under L.R. Khatian No. 123; land area 23 Decimal comprised in R.S. Dag No. 614 under L.R. Khatian No. 288 at Mouza- Mochpole, J.L. No. 31, P.S. Barasat, North 24 Parganas by virtue of purchased from Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Debora, Batrapally, P.O. Nabapally, P.S. Barasat, North 24 Parganas and two others by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages from 6893 to 6917, Being No. 151901044, in the year 2015.

18) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land measuring an area of 06 Decimals comprised in R.S. Dag No. 102 under L.R. Khatian No. 1869

Ref. No.....

Date.....

at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Asit Naskar son of late Raghunath Naskar resident of Mochpole, Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Office Kadambagachi North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages from 7686 to 7704, Being No. 151901073, in the year 2015.

19) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land admeasuring an area of total 11.2 Decimals i.e. land area 5.6 decimals comprised in R.S. Dag No. 121 under L.R. Khatian No. 1272; land area 5.6 decimals comprised in R.S. Dag No. 120 under L.R. Khatian No. 679, 5029, 5030, 5032 both lying at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Putul Ganguly wife of late Basudeb Ganguly of Debora, Batrapally, P.O. Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Office Kadambagachi North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages from 6918 to 6940, Being No. 151901043, in the year 2015.

20) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land admeasuring an area of 09 Decimals comprised in R.S. Dag No. 102 under L.R. Khatian No. 1869 lying at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Sri Narayan Ganesh Mondal son of Shri Ganesh Chandra Mondal F/D-85 Vidyasagar Pally, 2<sup>nd</sup> Floor, Room No. 2A, Jyangra Baguiati, Kolkata- 59, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Office Kadambagachi North 24 Parganas and recorded in Book No. I, CD Volume No. 9, Pages from 4233 to 4248, Being No. 02644, in the year 2013.

21) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land admeasuring an area of total 26.5 Decimals i.e. land area 26 decimals comprised in R.S. Dag No. 606; land area 0.5 decimals comprised in R.S. Dag No. 601 both under L.R. Khatian Nos. 182, 377, 315, 82, 249, 528, 104, 273, 603, 35, 95, 729, 867, 844 both lying at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Putul Ganguly wife of late Basudeb Ganguly of Debora, Batrapally, P.O. Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Office Kadambagachi North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages from 7027 to 7045, Being No. 151901036, in the year 2015.

Ref. No.....

Date.....

22) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land admeasuring an area of total 7.071 Decimals i.e. land area 2.571 decimals comprised in R.S. Dag No. 115 under L.R. Khatian No. 47; land area 4.5 decimals comprised in R.S. Dag No. 100 under L.R. Khatian No. 1061 lying at Mouza- Paschim Ichapore, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Tarulata Ghosh wife of late Anil Kumar Ghosh of Paschim Ichapur. Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Office Kadambagachi North 24 Parganas and recorded in Book No. I, CD Volume No. 8, Pages from 3105 to 3122, Being No. 2278, in the year 2013.

23) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land admeasuring an area of total 61.5 Decimals i.e. land area 17 decimals comprised in R.S. Dag No. 104; land area 8 decimals comprised in R.S. Dag No. 106; land area 07 decimals comprised in R.S. Dag No. 107 all under L.R. Khatian No. 153/1, 1678/1; land area 7.5 decimals comprised in R.S. Dag No. 100; land area 06 decimals comprised in R.S. Dag No. 101 under L.R. Khatian No. 1918 & 1138 lying at Mouza- Paschim Ichapore, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas AND land area 12 decimals comprised in R.S. Dag No. 615 under L.R. Khatian No. 407, 64; land area 04 decimals comprised in R.S. Dag No. 606 under L.R. Khatian No. 373; at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Sk. Akher Ali son of late Fakir Ali of Mochpole, P.S. Barasat, District North 24 Parganas and twenty four others, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Office Kadambagachi North 24 Parganas and recorded in Book No. I, CD Volume No. 8, Pages from 1322 to 1349, Being No. 2168, in the year 2011.

24) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land measuring an area of 24 Decimals comprised in R.S. Dag No. 616 under L.R. Khatian No. 373 at Mouza- Mochpole, J.L. No. P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Mohammad Gazi, son of late Gulal Gazi, resident of Mochpole, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Office Kadambagachi North 24 Parganas and recorded in Book No. I, Volume No. 20, Pages from 31 to 38, Being No. 975, in the year 2007.

25) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land measuring an area of 4 Decimals comprised in R.S. Dag No. 603 under L.R. Khatian No. 576 at Mouza- Mochpole, J.L. No. P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Harekrishna Mondal son of late Srikanta Mondal resident of Mochpole, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff



Ref. No.....

Date.....

Bikray Kobala) registered at the office of the District Sub-Registrar-II North 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 1 to 9, Being No. 2634, in the year 2006.

26) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land measuring an area of 4 Decimals comprised in R.S. Dag No. 615 under L.R. Khatian No. 64 at Mouza- Mochpole, J.L. No. P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Abubakkar son of late Moula Box resident of Mochpole, Nabapally, P.S. Barasat, District North 24 Parganas and six others, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the District Sub-Registrar-II North 24 Parganas and recorded in Book No. I, Volume No. 1, Pages from 1 to 13, Being No. 3566, in the year 2006.

27) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land measuring an area of 32.25 Decimals i.e. land area 16.25 Decimals comprised in R.S. Dag No. 615 and land area 16 Decimals comprised in R.S. Dag No. 618 both under L.R. Khatian Nos. 526, 314, 121, 117, 33, 124, 29, 209, 98, 381, 36 at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Sk. Fazer Ali son of late Sk. Hazer Ali resident of Mochpole, P.S. Barasat, District North 24 Parganas and thirteen others, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No.25, Pages from 141 to 152, Being No. 1334, in the year 2006.

28) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land measuring an area of 9 Decimals i.e. land area 0.37 Decimals comprised in R.S. Dag No. 80/845 under L.R. Khatian No. 465; land area 8.63 Decimals comprised in R.S. Dag No. 80 under L.R. Khatian Nos. 1408, 371, 2162, 505 at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas mentioned in schedule Kha in the Partitioned Deed, by virtue of one Deed of Partitioned with another namely Putul Ganguly wife of late Basudeb Ganguly of Bhatapally, P.O. Nabapally, P.S. Barasat, North 24 Parganas by a registered Deed of Partitioned (Bengali language- Bantonna Dalil) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No.1519-2015, Pages from 7290 to 7315, Being No. 151901048, in the year 2015.

29) The said **Shri Dhirendra Nath Samaddar** (the owner No. 1 herein), **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein), are the joint owners of land measuring an area of 33 decimals more or less i.e. land area 16 Decimals comprised in R.S. Dag No. 98; land area 17 Decimals comprised in R.S. Dag No. 99 under L.R. Khatian No. 279 at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Ashraf Ali Mondal son of late Sukur Ali Mondal resident of Berunanpukuria, P.S. Barasat,

Ref. No.....

Date.....

District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the D.S.R.-II North 24 Parganas and recorded in Book No. I, CD Volume No. 47, Pages from 1513 to 1525, Being No. 14094, in the year 2011.

30) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) and Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Bhatrapaly, Barsat Town, P.S. Barasat, North 24 Parganas are the joint owners of land measuring an area of 1 Cottah 6 Chittacks comprised in R.S. Dag No. 81 under L.R. Khatian No. 764, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Smt. Lakkhirani Ghosh wife of Sri Mahadeb Ghosh resident of Shiuli Telinipara, P.S. Titagarh, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the D.S.R.-II North 24 Parganas and recorded in Book No. I, CD Volume No. 22, Pages from 668 to 681, Being No. 6623, in the year 2011.

31) By virtue of above purchased, the said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) have entitled land measuring an area of 11 (eleven) Chittacks as  $\frac{1}{2}$  share out of purchased land area 1 Cottah 6 Chittacks comprised in R.S. Dag No. 81 under L.R. Khatian No. 764, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas.

32) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) and Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Bhatrapaly, Barsat Town, P.S. Barasat, North 24 Parganas are the joint owners of land measuring an area of 38 Decimals comprised in R.S. Dag No. 606 under L.R. Khatian No. 182, 377, 315, 82, 249, 528, 104, at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Ochman Gazi son of late Goldar Gazi resident of Mochpole, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the D.R.-II North 24 Parganas and recorded in Book No. I, Being No. 8258, in the year 1996.

33) By virtue of above purchased, the said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) have entitled land measuring an area of 19 Decimals as  $\frac{1}{2}$  share out of 38 Decimals comprised in R.S. Dag No. 606 under L.R. Khatian No. 182, 377, 315, 82, 249, 528, 104, at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas.

*Aurobinda Basak*

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Kolkata - 700 030

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Date.....

34) **Shri Rajib Samaddar** (the owner No. 3 herein) and **Shri Sanjib Samadder** (the owner No. 4 herein) both sons of Shri Dharendra Nath Samadder both resident of Shibtala, Nabapally Circular Road, P.S. Barasat, District North 24 Parganas, Kolkata- 700126 are the joint owners of land admeasuring an area of 50 Decimals comprised in R.S. Dag No. 139/188, under L.R. Khatian No. 942, 623, 1310, at Mouza- Baluria, J.L. No. 37, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Sri Parimal Kumar Das and Sri Nirmal Kumar Das both sons of Sri Bhagirathi Das, both resident of Uttar Baluria, Paschim Ichapur, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 39, Pages 233 to 238, Being No. 2139, in the year 2006.

35) **Shri Sanjib Samadder** (the owner No. 4 herein) is the owner of land admeasuring an area of 7.20 Decimals i.e. land area 4 Decimals comprised in R.S. Dag No. 119 and land area 3.2 Decimals comprised in R.S. Dag No. 117, both under L.R. Khatian No. 2218, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Debora, Bhatrapally, Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages 6941 to 6961, Being No. 151901042, in the year 2015.

36) **Shri Rajib Samaddar** (the owner No. 3 herein) is the owner of land admeasuring an area of 8.80 Decimals i.e. land area 5.6 Decimals comprised in R.S. Dag No. 123 and land area 3.2 Decimals comprised in R.S. Dag No. 118, both under L.R. Khatian No. 2218, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Debora, Bhatrapally, Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages 6872 to 6892, Being No. 151901045, in the year 2015.

37) **Smt. Sarmistha Dey** (the Owner No. 5 herein) is the owner of land admeasuring an area of 14.60 Decimals i.e. land area 0.8 Decimal comprised in R.S. Dag No. 601; land area 7.6 Decimals comprised in R.S. Dag No. 607; land area 6.6 decimals comprised in R.S. Dag No. 608 all under L.R. Khatian No. 182, at Mouza- Mochpole, J.L. No. 31, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Debora, Bhatrapally, Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of

Ref. No.....

Date.....

the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages 7005 to 7026, Being No. 151901038, in the year 2015.

38) The said **Smt. Sarmistha Dey** (the Owner No. 5 herein) is the owner of land admeasuring an area of 11.2 Decimals comprised in R.S. Dag No. 108 under L.R. Khatian No. 1905, 482, 1448, 1304, 448, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Debora, Bhatrapally, Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages 6983 to 7004, Being No. 151901040, in the year 2015.

39) **Shri Prabir Dey** (the Owner No. 6 herein) is the owner of land admeasuring an area of 6.4 Decimals comprised in R.S. Dag No. 122 under L.R. Khatian No. 2218, at Mouza- Paschim Ichapur, J.L. No. 29, P. S. Barasat, in the District of North 24 Parganas by virtue of purchased from Smt. Putul Ganguly wife of late Basudeb Ganguly resident of Debora, Bhatrapally, Nabapally, P.S. Barasat, District North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the A.D.S.R. Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages 6962 to 6982, Being No. 151901041, in the year 2015.

40) The said **Smt. Lakshmi Rani Samadder** (the owner No. 2 herein) is the owner of land measuring an area of 12 Decimals comprised in R.S. Dag No. 615 under L.R. Khatian Nos. 802 & 803, at Mouza- Mochpole, J.L. No.31, P. S. Barasat, in the District of North 24 Parganas by virtue of Exchange from M/s. Purnasons Holdings Private Limited, by a registered Deed of Exchange, registered at the office of the A.R.A. II Kolkata and recorded in Book No. I, CD Volume No. 4, Pages from 6440 to 6456, Being No. 1116, in the year 2013.

41) By virtue of above several purchased, the present land owners are jointly seized and possessed of the aforesaid land admeasuring an area of total **641 Decimals equivalent to 19.42 Bighas** more or less comprised in R.S. & L.R. Dag Nos. 619, 605, 604, 603, 601, 606, 607, 608, 618, 612, 614, 615, 616 all under L.R. Khatian Nos. 757, 10, 123, 288, 182, 377, 315, 82, 249, 46, 844, 528 lying at Mouza- Mochpole, J.L. No. 31 AND land comprised in R.S. & L.R. Dag Nos. 80, 81, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 80/845 all under L.R. Khatian Nos. 2450, 4000, 1448, 482, 1905, 1304, 1272, 5029, 5030, 448, 1679, 2218, 5032, 4905, 1277 at Mouza- Paschim Ichapur, J.L. No. 29 AND R.S. & L.R. Dag Nos. 156 under L.R. Khatian No. 2610 and R.S. & L.R. Dag No. 139/188 under L.R. Khatian No. 50, at Mouza- Baluria, J.L. No. 37, all under P.S.

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Ref. No. ....

Date .....

Barasat, in the District of North 24 Parganas ('said land') absolutely free from all encumbrances whatsoever.

42) While seized and possessed of the aforesaid plots of land, the said (1) **Shri Dharendra Nath Samadder** recorded his name to the BL & LR office at the time of L.R. Settlement Record, being L.R. Khatian Nos. 2450, 649, 1764 (2) **Smt. Lakshmi Rani Samadder** recorded her name to the BL & LR office at the time of L.R. Settlement Record, being L.R. Khatian Nos. 757, 4000 (3) **Shri Rajib Samadder** recorded his name to the BL & LR office at the time of L.R. Settlement Record, being L.R. Khatian No.. 2609 (4) **Shri Sanjib Samadder** recorded his name to the BL & LR office at the time of L.R. Settlement Record, being L.R. Khatian No. 2610 as absolute owners and possessors thereof.

43) With a view to develop the said land by raising construction of a multi storied building on the said land measuring an area of **641 Decimals equivalent to 19.42 Bighas** the present owners entered into an Agreement for Development with **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, having its office at 93, Dr. Suresh Chandra Banerjee Road, P.S. Beliaghata, Kolkata- 700010, which registered at the office of the Addl. District Sub-Registrar Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages 9764 to 9836, Being No. 151901153 in the year 2015 and subsequently the said land owners empowered to said **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, by a registered Power of Attorney (after registered the said Development Agreement), registered at the said Addl. District Sub-Registrar Kadambagachi, North 24 Parganas and recorded in Book No. I, Volume No. 1519-2015, Pages 18496 to 18541, Being No. 01639 in the year 2015 for such development and right to sell the developer's allocation.

I hereby certify that the above mentioned landed property of presently owned by (1) **Shri Dharendra Nath Samadder** (2) **Smt. Lakshmi Rani Samadder** (3) **Shri Rajib Samadder** (4) **Shri Sanjib Samadder** (5) **Smt. Sarmistha Dey** and (6) **Shri Prabir Dey** are attachments of any kind whatsoever and the said land has an absolute clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

*The receipts for the relevant searches are enclosed herewith.*

*ABasak*  
Aurabinda Basak  
ADVOCATE HIGH COURT  
KOLKATA