

Subhro Kanti Roy Choudhury

Advocate
High Court at Calcutta

Search Report / Report on Title, without prejudice

Re : Legal Opinion on the title of the property of M/S GADIA ASSOCIATES PRIVATE LIMITED, PARTAKE EXPORTS PVT. LTD.

Name and Address of the applicant for whom the opinion is sought :

NEELKANTH NIRMAN PRIVATE LIMITED.

17/H/8, Balai Singhi Lane , 1st Floor, P.O.+ P.S.- Amherst Street, Kolkata - 700 009, District- Kolkata.

2. Nature and Description of the Property:

ALL THAT piece and parcel of land measuring about 11.2258 Decimal more or less in C.S. Dag No.-2612 under C.S. Khatian No. - 373, corresponding to R.S. Dag No- 2816 under R.S. Khatian No.- 926, corresponding to L.R. Dag No - 2816 under L.R. Khatian No. - 4720 , by Nature – Shali (now Bastu), together with brick built wall and tiles shaded structure measuring an area of 100 sq.ft standing thereon,

And

An area of 28.7226 Decimal more or less in C.S. Dag No.- 2597 under C.S. Khatian No.- 315 corresponding to R.S. Dag No - 2801 under R.S. Khatian No.- 900, corresponding to L.R. Dag No - 2801 under L.R. Khatian Nos.- 8513, 8514 and 8536 , by Nature –Shali (now Bastu),

And

An area of 3.2460 Decimal more or less in C.S. Dag No.- 2623 under C.S. Khatian No.- 456, corresponding to R.S. Dag No - 2827 under R.S. Khatian No.- 452, corresponding to L.R. Dag No - 2827 under L.R. Khatian No. - 8512 , by Nature – Shali (now Bastu),

i.e. Total land admeasuring an area of 43.1944 Decimal more or less, together with brick built wall and tiles shaded structure measuring an area of 100 sq.ft standing thereon , with the facility of 10 ft. & 20 ft wide Common Passage on the West Side , lying and situated at Mouza - Ghuni ,J.L.No - 73, R.S.No - 232, Touzi No 178, District Sub - Registrar Office at Barasat, Additional District Sub-Registrar Office at Rajarhat (Old- Bidhannagar Salt Lake City), Old P.S.- Rajarhat and New P.S.- New Town, within the

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NEELKANTH NIRMAN (PVT) LTD.


DIRECTOR

Subhro Kanti Roy Choudhury

Advocate
High Court at Calcutta

jurisdiction of Jyangra Hatiara 2 No. Gram Panchayat, in the District of North 24 Paraganas, Kolkata – 700 162 and the same is Butted and Bounded as follows:

- BY NORTH : Part of Land in R.S. Dag No. 2801;
BY SOUTH : Part of Land in R.S. Dag 2815, 2816 & 2817;
BY EAST : 20 ft wide gram Panchayat Road;
BY WEST : 10 ft. wide common passage;

3. State the nature of Title:-

PART – A

WHEREAS :-

- i. One Prafulla Kumar Nath was the recorded owner of piece and parcel of land admeasuring 6 Cottah, 12 Chittack, 30 Sq. ft. equivalent to 11.2258 Decimal, lying and situated at Mouza – Ghuni, comprised in J.L. no. 23, under R.S. & L.R. Dag no. 2816, R.S. Khatian no. 926, District 24 Parganas now North 24 Parganas, Old P.S.- Rajarhat and New P.S.- New Town by way of a registered Deed of Conveyance dated 20.02.1976, Being no. 1611 and enjoyed the same free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatsoever from any person whomsoever and corner and any other effect whatsoever.
- ii. By way of a registered Deed of Conveyance which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar, Salt Lake City and recorded in Book no. I, Volume no. 105, Pages from 413 to 422, being Deed no. 9613 for the year 1988 the said Prafulla Kumar Nath sold, transferred and conveyed ALL THAT piece and parcel of land admeasuring 6 Cottah, 12 Chittack, 30 Sq. ft. equivalent to 11.2258 Decimal, lying and situated at Mouza – Ghuni, comprised in J.L. no. 23, under R.S. & L.R. Dag no. 2816, R.S. Khatian no. 926, District 24 Parganas now North 24 Parganas, Old P.S.- Rajarhat and New P.S.- New Town, for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Bachu Choudhary, Subhas Chowdhury and Nimai Choudhury absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- iii. After purchasing the aforesaid property the said Bachu Choudhary, Subhas Chowdhury and Nimai Choudhury became the sole and absolute owner of the said property free from all sorts of encumbrances, charges, liens, lispendences,

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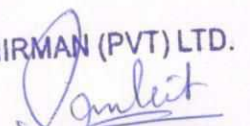
- attachments, acquisitions and requisitions whatsoever in nature and they mutated their names in the assessment records of the Rajarhat Gopalpur Municipality, and as well as BL & LRO Office Rajarhat and subsequently L.R. record of rights were issued in their names and Bachu Choudhury's name is recorded in L.R. Khatian no. 1268/1 under R.S. & L.R. Dag no. 2816 as 3 Decimal, Subhas Choudhury's name is recorded in L.R. Khatian no. 2083/1 under R.S. & L.R. Dag no. 2816 as 4 Decimal and Nimai Chowdhury's name recorded in L.R. Khatian no. 1042/3 under R.S. & L.R. Dag no. 2816 as 4 Decimal and were paying the municipality rent, taxes, khajnas and government impositions that may be charged by the concerned authority time to time and subsequently they had constructed a tile shed structure measuring 100 Sq. ft. upon the said land.
- iv. By way of a registered Indenture of Sale dated 25.07.2011 which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, CD Volume no. 4, Pages from 13758 to 13772, Being no. Q2428 for the year 2011, the said Bachu Choudhary, Subhas Chowdhury and Nimai Choudhury sold, transferred and conveyed ALL THAT piece and parcel of land admeasuring 6 Cottah, 12 Chittack, 30 Sq. ft. equivalent to 11.2258 Decimal, lying and situated at Mouza - Ghuni, comprised in J.L. no. 23, under R.S. & L.R. Dag no. 2816, R.S. Khatian no. 926, District 24 Parganas now North 24 Parganas, Old P.S.- Rajarhat and New P.S.- New Town, for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of M/s Gadia Associates Private Limited absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- v. After purchasing the aforesaid property the said M/s Gadia Associates Private Limited became the sole and absolute owner of the said property free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisitions and requisitions whatsoever in nature and mutated its names in the assessment records of the Rajarhat-Gopalpur Municipality, and as well as BL & LRO Office Rajarhat vide L.R. Khatian no. 4720 and is paying the municipality rent, taxes, khajnas and government impositions that may be charged by the concerned authority time to time.

PART - B

- vi. One Sistiðhar Mijhi was the lawful and recorded owner of piece and parcel of land admeasuring 48 Decimal, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2623 under C.S. Khatian no. 456 corresponding to R.S. Dag no. 2827 under R.S. Khatian no. 452 corresponding to L.R.

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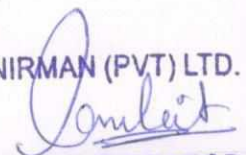
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- Dag no. 2827 under L.R. Khatian no. 2082, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet.
- vii. by way of a registered Deed of Conveyance dated 04.12.1996 which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. 42, Pages from 57 to 62, Being no. 1567 for the year 1997, said Sistidhar Mijhi sold, transferred and conveyed ALL THAT a part of land admeasuring 2 Cottah equivalent to 3.30 Decimal out of 48 Decimal lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2623 under C.S. Khatian no. 456 corresponding to R.S. Dag no. 2827 under R.S. Khatian no. 452 corresponding to L.R. Dag no. 2827 under L.R. Khatian no. 2082, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Kiran Jaiswal absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- viii. Subsequently by way of registered Deed of Conveyance dated 27.11.2006 which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. 72, Pages from 18 to 26, Being no. 1150 for the year 2007, the said Kiran Jaiswal sold, transferred and conveyed ALL THAT a part of land admeasuring 2 Cottah equivalent to 3.30 Decimal out of 48 Decimal lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2623 under C.S. Khatian no. 456 corresponding to R.S. Dag no. 2827 under R.S. Khatian no. 452 corresponding to L.R. Dag no. 2827 under L.R. Khatian no. 2082, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Soma Saha absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- ix. Subsequently by way of registered Deed of Conveyance dated 12.01.2011 which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. 1, Pages from 5769 to 5782, Being no. 00257 for the year 2011, the said Soma Saha sold, transferred and conveyed ALL THAT a part of land admeasuring 2 Cottah equivalent to 3.30 Decimal out of 48 Decimal lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2623 under C.S. Khatian no. 456 corresponding to R.S. Dag no. 2827 under R.S. Khatian no. 452 corresponding

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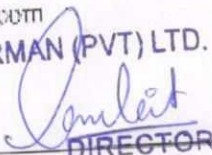
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- to L.R. Dag no. 2827 under L.R. Khatian no. 2082, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Nitesh Rateria alias Nitesh Reteria absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- x. After purchasing the aforesaid property the said Nitesh Rateria alias Nitesh Reteria became the sole and absolute owner of the said property free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisitions and requisitions whatsoever in nature and he mutated his name in the assessment records of the Rajarhat-Gopalpur Municipality, and as well as BL & LRO Office Rajarhat and was paying the municipality rent, taxes, khajnas and government impositions that may be charged by the concerned authority time to time and he agreed to leave an area of land for common passage measuring about 26 Sq. ft. on the eastern side of the total land in C.S. Dag no. 2623, corresponding to R.S. Dag no. 2827 corresponding to L.R. Dag no. 2827 and thus said Nitesh Rateria alias Nitesh Reteria became the owner of the remaining area of land admeasuring 3.246 Decimal more or less.
- xi. By way of registered Deed of Conveyance dated 28.04.2017 which was duly registered with the office of the Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. 1, Volume no. 1523-2017, Pages from 103220 to 103252, Being no. 152303512 for the year 2017, the said Nitesh Rateria alias Nitesh Reteria sold, transferred and conveyed ALL THAT a part of land admeasuring 3.246 Decimal lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2623 under C.S. Khatian no. 456 corresponding to R.S. Dag no. 2827 under R.S. Khatian no. 452 corresponding to L.R. Dag no. 2827 under L.R. Khatian no. 2082, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Partake Exports Pvt. Ltd. absolutely and forever and handed over the peaceful, khas and vacant possession of the same and the same was duly confirmed by Alak Dutta.
- xii. By way of a registered Deed of Conveyance dated 12.08.1980 which was duly registered with the office of the Additional District Sub Registrar at Cossipore, Dum Dum and recorded in Book no. 1, Volume no. 108, Pages from 189 to 191, Being no. 6468 for the year 1980, one Sachindranath Chakraborty sold, transferred and conveyed ALL THAT piece and parcel of land admeasuring 110 Decimal out of 219

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Decimal lying and situated at Mouza- Ghuni, comprised in I.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Brojendra Lal Nath absolutely and forever and handed over the peaceful, khas and vacant possession of the same.

- xiii. After purchasing the aforesaid property the said Brojendra Lal Nath became the sole and absolute owner of the said property free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisitions and requisitions whatsoever in nature and her mutated his name in the assessment records of the Rajarhat-Gopalpur Municipality, and as well as BL & LRO Office Rajarhat vide I.R. Khatian no. 1310 and was paying the municipality rent, taxes, khajnas and government impositions that may be charged by the concerned authority time to time.
- xiv. While being seized and possessed of or otherwise well and sufficiently entitled to the said property said Brojendra Lal Nath died intestate leaving behind his surviving his wife namely Charu Bala Nath, two sons namely viz. Biswajit Nath, Jotirmoy Nath and only daughter Putul Nath Roy as his legal heirs, heiresses, successors and legal representatives and thus they became jointly inherited $1/4^{\text{th}}$ undivided share each of the said property as per Hindu Succession Act, 1956 after demised of the said Brojendra Lal Nath.
- xv. In the manner as stated above by way of inheritance the said Charu Bala Nath, Biswajit Nath, Jotirmoy Nath and Putul Nath Roy became joint owners in respect of the aforesaid property and were enjoying the same by paying government rent, taxes, khajnas time to time.
- xvi. By virtue of a registered General Power of Attorney dated 13.01.2004 which was duly registered with the office of Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. IV, Volume no. 1, Pages 282 to 293, Being no. 00029 for the year 2004, the said Charu Bala Nath, Biswajit Nath, Jotirmoy Nath and Putul Nath Roy appointed one Meghnad Nath as their true and lawful constituted attorney to sign, execute and register the Deed of Conveyance and/or Conveyances in favour of the intending purchaser and/or purchasers in respect of the aforesaid land morefull and particularly described therein.
- xvii. By way of a registered Deed of Conveyance dated 30.07.2004 Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. 321, Pages 127 to 146, Being no. 5422 for the year 2004, the said Charu Bala Nath, Biswajit Nath, Jotirmoy Nath and Putul Nath Roy duly represented by their attorney

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namely Meghnad Nath sold, transferred and conveyed ALL THAT a part of land admeasuring 5 Cottah, 4 Chittack, 33 Sq. ft. equivalent to 8.753 Decimal more or less, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900 corresponding to L.R. Dag no. 2801 under L.R. Khatian no. 1310, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Sukanta Singha Roy absolutely and forever and handed over the peaceful, khas and vacant possession of the same.

- xviii. By way of a registered Deed of Conveyance dated 19.01.2011 Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. 1, Pages 12145 to 12158, Being no. 544 for the year 2011, the said Sukanta Singha Roy sold, transferred and conveyed ALL THAT a part of land admeasuring 5 Cottah, 4 Chittack, 33 Sq. ft. equivalent to 8.753 Decimal more or less, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900 corresponding to L.R. Dag no. 2801 under L.R. Khatian no. 1310, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Nitesh Rateria absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- xix. By way of a registered Deed of Conveyance dated 30.07.2004 Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. 321, Pages 177 to 190, Being no. 5425 for the year 2004, the said Charu Bala Nath, Biswajit Nath, Jotirmoy Nath and Putul Nath Roy duly represented by their attorney namely Meghnad Nath sold, transferred and conveyed ALL THAT a part of land admeasuring 12 Cottah, 14 Chittack, 41 Sq. ft. more or less, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900 corresponding to L.R. Dag no. 2801 under L.R. Khatian no. 1310, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Swapan Kumar Ghosh

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- absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- xx. By way of a registered Deed of Conveyance dated 19.01.2011 Additional District Sub Registrar at Bidhannagar (Salt Lake City) and recorded in Book no. I, Volume no. I, Pages 12012 to 12117, Being no. 542 for the year 2004, the said Swapan Kumar Ghosh sold, transferred and conveyed ALL THAT a part of land admeasuring 12 Cottah, 14 Chittack, 41 Sq. ft. more or less, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900 corresponding to L.R. Dag no. 2801 under L.R. Khatian no. 1310, P.S. Rajarhat, District - North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Nitesh Rateria absolutely and forever and handed over the peaceful, khas and vacant possession of the same.
- xxi. In the manner as stated above by way of two registered Deed of Conveyance, being no. 542, 544, the said Nitesh Rateria became the absolute lawful owner of ALL THAT the said land admeasuring 18 Cottah, 3 Chittack, 29 Sq. ft. equivalent to 30,1344 Decimal more or less, and accordingly he mutated his name in the assessment records of the Rajarhat-Gopalpur Municipality, and as well as BL & LRO Office Rajarhat vide L.R. Khatian no. 7405 and was paying the municipality rent, taxes, khajnas and government impositions that may be charged by the concerned authority time to time and he agreed to leave an area of land for common passage measuring about 1.4118 Decimal on the western side of the total land in C.S. Dag no. 2597, corresponding to R.S. Dag no. 2801 corresponding to L.R. Dag no. 2801 and thus said Nitesh Rateria became the owner of the remaining area of land admeasuring 28.7226 Decimal more or less.
- xxii. By way of registered Deed of Conveyance dated 03.05.2017 which was duly registered with the office of the Additional District Sub Registrar at Rajarhat and recorded in Book no. I, Volume no. 1523-2017, Pages from 105482 to 105519, Being no. 152303591 for the year 2017, the said Nitesh Rateria sold, transferred and conveyed ALL THAT a part of land admeasuring 10 Decimal out of 28.7226 Decimal, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900 corresponding to L.R. Dag no. 2801 under L.R. Khatian no. 1310 at present 7405, P.S. Rajarhat, District - North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispences,

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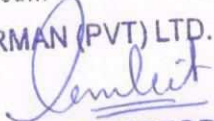
attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Partake Exports Pvt. Ltd. absolutely and forever and handed over the peaceful, khas and vacant possession of the same and the same was duly confirmed by Alok Dutta.

xxiii. By way of registered Deed of Conveyance dated 28.04.2017 which was duly registered with the office of the Additional District Sub Registrar at Rajarhat and recorded in Book no. I, Volume no. 1523-2017, Pages from 105652 to 105690, Being no. 152303596 for the year 2017, the said Nitesh Rateria sold, transferred and conveyed ALL THAT a part of land admeasuring 10 Decimal out of 28.7226 Decimal, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900 corresponding to L.R. Dag no. 2801 under L.R. Khatian no. 1310 at present 7405, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Partake Exports Pvt. Ltd. absolutely and forever and handed over the peaceful, khas and vacant possession of the same and the same was duly confirmed by Alok Dutta.

xxiv. By way of registered Deed of Conveyance dated 27.04.2017 which was duly registered with the office of the Additional District Sub Registrar at Rajarhat and recorded in Book no. I, Volume no. 1523-2017, Pages from 107712 to 107749, Being no. 152303705 for the year 2017, the said Nitesh Rateria sold, transferred and conveyed ALL THAT remaining part of land admeasuring 8.7226 Decimal out of 28.7226 Decimal, lying and situated at Mouza- Ghuni, comprised in J.L. no. 23, R.S. no. 232, Touzi no. 178, in C.S. Dag no. 2597 under C.S. Khatian no. 315 corresponding to R.S. Dag no. 2801 under R.S. Khatian no. 900 corresponding to L.R. Dag no. 2801 under L.R. Khatian no. 1310 at present 7405, P.S. Rajarhat, District – North 24 Parganas, within the limit of the Jyangra Hatiara 2 No. Gram Panchayet for a valuable consideration as mentioned free from all sorts of encumbrances, charges, liens, lispendences, attachments, acquisition and/or requisitions whatsoever in nature unto and in favour of Partake Exports Pvt. Ltd. absolutely and forever and handed over the peaceful, khas and vacant possession of the same and the same was duly confirmed by Alok Dutta.

xxv. Thus in the manner as stated above by way of above three registered Deed of Conveyances, Being nos. 3705, 3596, 3591, said Partake Exports Pvt. Ltd. become the absolute lawful owner of the said land admeasuring 28.7226 Decimal more or less.

Residence cum Chamber : 5/8, Jessore Road, 1st Floor, Brinda Apartment, Kolkata – 700028
Phone : (M) 9831581182, 9874151500, E-mail : subhro_krc@rediffmail.com

NEELKANTH NIRMAN (PVT) LTD.

DIRECTOR

Subhro Kanti Roy Choudhury

Advocate
High Court at Calcutta

4. Whether all the documents were in a language known and understood by the Advocate :

Yes

5. Whether any adverse entries were found at the time of searching conducted before the concern registry offices.

(a) In respect of the property searches were conducted before the office of ARA-IV, Kolkata which are as follows:

(i) ARA-IV, Kolkata search was conducted by my clerk Sri Apurba Ghosh for the period 2015 to 2019 in respect of Index II, no adverse entries were recorded in respect of the above mentioned property for the period of Search.

(b) In respect of the property searches were conducted before the office of ARA-IV, Kolkata which are as follows:

(i) ADSR RAJARHAT, Kolkata search was conducted by my clerk Sri Apurba Ghosh for the period 2012 to 2019 in respect of Index-II, no adverse entries were recorded in respect of the above mentioned property for the period of Search.

Note: Kindly note that the searching of the property have been conducted in the above mentioned registry offices as per available records in the concern Registry offices.

6. Whether the owner has marketable title on the property and whether they are in possession of the property:

The owner has marketable title on the property as per documents perused by me and as per available records before the concern Registry offices for the period of search conducted by my agents. It is further stated that the above made entries match with the title document of the plot on which the new building is constructed.

Subhro Kanti Roy Choudhury

Advocate
High Court at Calcutta

Subhro Kanti Roy Choudhury

Advocate

High Court at Calcutta

Date : 27/10/2019

SUBHRO KANTI ROY CHOUDHURY

Advocate

High Court Calcutta

Reg. No: P-252-24^o of 2000

List of Documents:

Searching slip of ARA-IV KOLKATA.

No. 1904011625/2019, 1904011626/2019, 1904011627/2019.

Searching slip of ADSR RAJARHAT

No. 1523011235/2019, 1523011234/2019.

NEELKANTH NIRMAN (PVT) LTD.

Neelkant
DIRECTOR

Government of West Bengal
Office of the RAJARHAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-10-2019

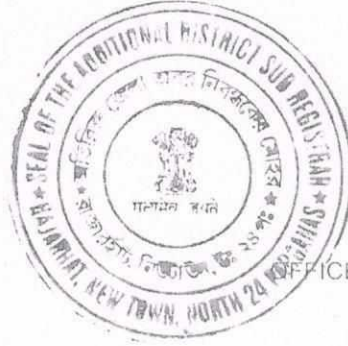
Serial No of Application	1523011234/2019	Search No	1523011234/2019
Search for the Years	From 2012 To 2019	Record Available	From 22/11/2012 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Ghuni, Plot No: RS- 02801		
From whom Received	Mr Apurba Halder		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 7/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Ghuni, JANGRAHATIARA-II	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-2801 Khatian: 900	Area of Land: 2 Katha, (2 Katha)

Deed Details :

Deed No: I-152303623/2013, Query No: 1523004833 /2013, Serial No:
152303936/2013, Page: 12979 - 12991, Date of Registration: 21/03/2013, Date of
Completion: 21/03/2013, Date of Delivery: 25/03/2013



(Mr Sanjoy Basak)
A.D.S.R. RAJARHAT
OFFICE OF THE A.D.S.R. RAJARHAT

NEELKANTH NIRMAN (PVT) LTD.
Sanjay
DIRECTOR

Government of West Bengal
Office of the RAJARHAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 22-10-2019

Serial No of Application 1523011235/2019

Search No

1523011235/2019

Search for the Years From 2012 To 2019

Record Available

From 22/11/2012 onwards

Property to be Searched

District: North 24-Parganas, PS: Rajarhat, Mouza: Ghuni, Plot No: LR- 02827

From whom Received

Mr Apurba Halder

Fees Paid under Articles F1(i) 2/-

F1(ii) 7/-

Search Result:

Sl No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Rajarhat, Mouza: Ghuni, Gram Panchayat: JANGRAHATIARA-II,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR-2827 Khatian: 4789	Area of Land: 4.43437500 decimal (2 Katha, 11 Chatak) Area of Structure: 100 Sq Ft

Deed Details :

2 District: North 24-Parganas, PS; Rajarhat, Mouza: Ghuni, Gram Panchayat: JANGRAHATIARA-II,

Deed No: I-152301334/2017, Query No: 15230000138560/2017, Serial No: 1523001459/2017, Page: 41324 - 41344, Date of Registration: 22/02/2017, Date of Completion: 27/02/2017,

Property Type: Land
Transaction: [0101] Sale, Sale Document

Plot No: LR-2827
Khatian: 4789

Area of Land:
3.24600000 decimal

Deed Details :

Deed No: I-152303512/2017, Query No: 15231000150547/2017, Serial No: 1523003855/2017, Page: 103220 - 103252, Date of Registration: 28/04/2017, Date of Completion: 05/05/2017.



(Mr Sanjoy Basak)

A.D.S.R. RAJARHAT

OFFICE OF THE A.D.S.R. RAJARHAT

NEELKANTH NIRMAN (PVT) LTD.

Sanjay
DIRECTOR

Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 02-08-2019

Serial No of Application	1904011627/2019	Search No	1904011627/2019
Search for the Years	From 2015 To 2019	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Ghuni, Plot No: RS- 02827		
From whom Received	Mr A Halder		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Tridip Misra)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



NEELKANTH NIRMAN (PVT) LTD.
Neelkant
DIRECTOR

Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 02-08-2019

Serial No of Application	1904011626/2019	Search No	1904011626/2019
Search for the Years	From 2015 To 2019	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Ghuni, Plot No: RS- 02816		
From whom Received	Mr A Halder		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Tridip Misra)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



NEELKANTH NIRMAN (PVT) LTD.
Amal
DIRECTOR

Government of West Bengal
Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 02-08-2019

Serial No of Application	1904011625/2019	Search No	1904011625/2019
Search for the Years	From 2015 To 2019	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Ghuni, Plot No: RS- 02018		
From whom Received	Mr A Halder		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Tridip Misra)
A.R.A. - IV KOLKATA
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NEELKANTH NIRMAN (PVT) LTD.
Amrit
DIRECTOR