

No. REGN BB 122497

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 22892
2. Date of application 30/11/27
3. Search for the year (s) 201-14
4. Name of office to which the record to be searched or inspected relates 2
5. Name of person or property to be searched 3
6. Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 2 Dhalu 1428, 429
to 223
8. From whom received D. B. Mukherjee
9. Fees paid under Article —
- (1) (i) 302
- (2) (ii)
- (2)

..... Registrar of

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-05-2024

Serial No of Application	1604007770/2024	Search No	1604007770/2024
Search for the Years	From 2003 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00429		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2 /-	F1(ii)	21 /-

Search Result: No Record Found

(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



Government of West Bengal
Office of the SOUTH 24-PARGANAS (D S R - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application 09-05-2024

Serial No of Application	1604007769/2024	Search No	1604007769/2024
Search for the Years	From 2003 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District South 24-Parganas, PS. Sonarpur, Mouza: Dhelua, . Plot No: RS- 00428		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2 /-	F1(ii)	21 /-

Search Result: No Record Found

(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



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

Date of Application: 06-05-2024

Serial No of Application	1629001921/2024	Search No	1629001921/2024
Search for the Years	From 2014 To 2024	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: LR- 00429		
From whom Received	Pk Roy		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 10 /-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Unnamed / Missing Road,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : LR-429 Khatian: 3688	Area of Land : 1.65 decimal (1 Katha)
Deed Details :		Deed No: I-162900460/2018, Query No: 16291000024575/2018, Serial No: 1629000522/2018, Page: 12983 - 13000, Date of Registration: 02/02/2018, Date of Completion: 02/02/2018, Date of Delivery: 12/02/2018		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Nabapally Main Road, , Ward: 02	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No : LR-429 Khatian: 3834	Area of Land : 1.23521 decimal (11 Chatak,44 Sqft) Area of Structure: 600 Sq Ft
Deed Details :		Deed No: I-162901699/2020, Query No: 16293000604227/2020, Serial No: 1629001817/2020, Page: 63778 - 63799, Date of Registration: 15/06/2020, Date of Completion: 15/06/2020, Date of Delivery: 19/06/2020		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Dhulua Main Road,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-429 Khatian:	Area of Land : 1.96625 decimal (1 Katha,3 Chatak,3 Sqft)
Deed Details :		Deed No: I-162906147/2021, Query No: 16292002376481/2021, Serial No: 1629006007/2021, Page: 230814 - 230835, Date of Registration: 24/11/2021, Date of Completion: 01/12/2021,		



(Mr Krishnendu Talukdar)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA

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

Date of Application: 06-05-2024

Serial No of Application	1629001920/2024	Search No	1629001920/2024
Search for the Years	From 2014 To 2024	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: LR- 00428		
From whom Received	Pk Roy		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 10 /-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Abantinagar,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-428 Khatian: 3824	Area of Land : 1.40479 decimal (13 Chatak, 28 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162902947/2021, Query No: 16292000902345/2021, Serial No: 1629002872/2021, Page: 116869 - 116889, Date of Registration: 12/05/2021, Date of Completion: 21/06/2021,		
2	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Road: Abantinagar,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : LR-428 Khatian: 3823	Area of Land : 1.07021 decimal (10 Chatak, 17 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162902947/2021, Query No: 16292000902345/2021, Serial No: 1629002872/2021, Page: 116869 - 116889, Date of Registration: 12/05/2021, Date of Completion: 21/06/2021,		

(Mr Krishnendu Talukdar)

A.D.S.R. GARIA

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



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

Date of Application: 02-05-2024

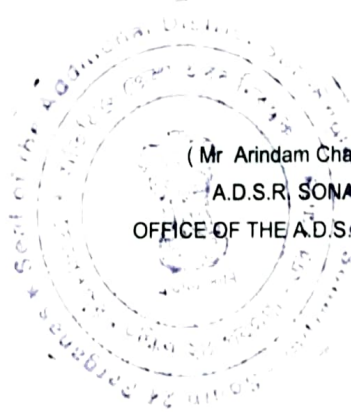
Serial No of Application 1608009493/2024 **Search No** 1608009493/2024
Search for the Years From 2003 To 2014 **Record Available** From 13/02/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00428
From whom Received D Bhattacharya
Fees Paid under Articles F1(i) 2 /- F1(ii) 11 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : RS-428 Khatian:	Area of Land : 7 Katha, 11 Chatak, 2 Sq. Ft., (7 Katha, 11 Chatak, 2 Sqft)

Deed Details :

Deed No: I-160800732/2009, Query No: 1608001272 /2009, Serial No: 160800766/2009, Page: 4280 - 4293, Date of Registration: 28/01/2009, Date of Completion: 28/01/2009,



(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

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

Date of Application: 02-05-2024

Serial No of Application 1608009494/2024 **Search No** 1608009494/2024
Search for the Years From 2003 To 2014 **Record Available** From 13/02/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00429
From whom Received D Bhattacharya
Fees Paid under Articles F1(i) 2 /- F1(ii) 11 /-

Search Result:

Sl.No. Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1 District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : RS-429 Khatian:	Area of Land : 2 Katha, 10 Chatak, 35 Sq. Ft., (2 Katha, 10 Chatak, 35 Sqft)

Deed Details :

Deed No: I-160800732/2009, Query No: 1608001272 /2009, Serial No: 160800766/2009, Page: 4280 - 4293, Date of Registration: 28/01/2009, Date of Completion: 28/01/2009,

(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date : 14.05.2024.

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about 16 (sixteen) cottahs 12 (twelve) chittacks 42 (forty two) sq. ft. be the same a little more or less out of which 13 cottahs 0 chittack 32 sq. ft. of land from 35 decimal out of total 46 decimal in R.S. Dag No. 428 correspondence to L.R. Dag No. 444 and 3 cottahs 12 chittacks 10 sq. ft. of land from total 15 decimal in R.S. Dag No. 429 correspondence to L.R. Dag No. 445 under R.S. Khatian No. 223, L.R. Khatian No. 4920 & 4921 both in Mouza-Dhalua, J.L. No. 43, **Holding No. 1408, Dhalua Madhya**, Police Station - Narendrapur (previously Sonarpur), A.D.S.R.- Garia (previously Sonarpur) together with all easement rights under the jurisdiction of Ward No. 2 of Rajpur Sonarpur Municipality and District South 24-Parganas.

PRESENT LAND OWNERS:-

(1) **SRI SUKANTA KUMAR MONDAL** son of- Sri Subir Mondal, by faith-Hindu, by nationality- Indian, residing at- Dhalua, P.S.- Narendrapur, Kolkata- 700152 and (2) **SRI MADHUSUDAN OJHA** son of- Late Bisweswar Ojha, by faith-Hindu, by Nationality- Indian, residing at- Dhalua, Purbapara, P.O.- Panchpota, P.S.- Narendrapur, Kolkata- 700152.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry

43

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Office, Sonarpur & Garia for the last 21 (twenty one) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

- I. The name of one Jogendra Kumar Majumder, son of- Late Baikuntha Kumar Majumder has been recorded as owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land total measuring about 50 decimal out of which 4 decimal in R.S. Dag No. 427 & 46 decimal in R.S. Dag No. 428 both in Mouza- Dhalua.
- II. On 06.03.1964, by virtue of a Deed of Conveyance registered before District Registrar, Alipore and recorded in Book No. I, Volume No. 29, Pages 45 to 50, Being No. 578, for the year 1964, Jogendra Kumar Majumder sold the above-mentioned entire land of 50 decimal (i.e. 4 decimal in R.S. Dag No. 427 & 46 decimal in R.S. Dag No. 428 both in Mouza- Dhalua) to Sudhis Chandra Sengupta, Sunil Chandra Sengupta, Subrata Sengupta and Apurba Sengupta, all sons of- Late Jitendra Nath Sengupta.
- III. On 06.06.1966, by virtue of a Deed of Exchange registered before Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 3, Pages 218 to 221, Being No. 232, for the year 1966, the above-named Sudhis

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Chandra Sengupta, Sunil Chandra Sengupta, Subrata Sengupta and Apurba Sengupta exchanged the land measuring about 6 cottahs 7 chittacks 0 sq. ft. from their total land in R.S. Dag No. 428 with Giribala Dey and simultaneously Giribala Dey exchanged the land measuring about 6 cottahs 7 chittacks 0 sq. ft. from her land in R.S. Dag No. 429 to Sudhis Chandra Sengupta, Sunil Chandra Sengupta, Subrata Sengupta and Apurba Sengupta.

IV. Thus, by virtue of the above-mentioned Deed of Conveyance and Deed of Exchange Sudhis Chandra Sengupta, Sunil Chandra Sengupta, Subrata Sengupta and Apurba Sengupta became the joint owners of the land in R.S. Dag No. 428 & 429 correspondence to L.R. Dag No. 444 & 445, both in Mouza- Dhalua and their names have been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of their share in the said total land.

V. After the demise of Sudhis Chandra Sengupta on 29.01.1994 and that of his wife Madhabi Sengupta on 06.08.2012 their only son Debasish Sengupta and only daughter Sunanda Sengupta jointly inherited the share of land of Sudhis Chandra Sengupta from the said total land and their names have also been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of their share in the said total land.

13

DIBAKAR BHATTACHARJEE

ADVOCATE

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CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

VI. After the demise of Sunil Chandra Sengupta on 26.08.2013 and that of his wife Pratima Sengupta on 20.07.2013 their only son Abhijit Sengupta and only daughter Sutapa Sengupta jointly inherited the share of land of Sunil Chandra Sengupta from the said total land and their names have also been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of their share in the said total land.

VII. After the demise of Subrata Sengupta on 24.02.2017 and that of his wife Ranu Sengupta on 31.10.2009 their only daughter Suparna Dasgupta inherited the share of land of Subrata Sengupta from the said total land and her name has also been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of her share in the said total land.

VIII. Thus, by virtue of above-mentioned Deeds and by virtue of Law of Inheritance (1) Apurba Kumar Sengupta, son of- Late Jitendra Nath Sengupta, (2) Dr. Debasish Sengupta, son of- Late Sudhis Chandra Sengupta, (3) Sunanda Sengupta, wife of- Biswadip Sengupta and daughter of- Late Sudhis Chandra Sengupta, (4) Abhijit Sengupta, son of- Late Sunil Chandra Sengupta, (5) Sutapa Sengupta, wife of- Jayanta Sengupta and daughter of- Late Sunil Chandra Sengupta and (6) Suparna Dasgupta, wife of- Baneshwar Dasgupta and daughter of- Late Subrata Sengupta – all 6 (six) of them became the joint owners of the land total measuring about 16 (sixteen) cottahs 12 (twelve) chittacks 42 (forty two) sq. ft., as described

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

hereinabove and thereafter by virtue of 2 (two) separate Sale Deeds as mentioned hereunder they sold the said entire land to Sukanta Kumar Mondal, son of- Sri Subir Mondal and Madhusudan Ojha, son of- Late Bisweswar Ojha (both being the present Landowners):-

a. (1) Apurba Kumar Sengupta (2) Dr. Debasish Sengupta (3) Sunanda Sengupta (4) Abhijit Sengupta (5) Sutapa Sengupta and (6) Suparna Dasgupta jointly sold the land total measuring about 11 (eleven) cottahs 15 (fifteen) chittacks 10 (ten) sq. ft. be the same a little more or less out of which 9 cottahs 6 chittacks 0 sq. ft. of land from 35 decimal out of total 46 decimal in R.S. Dag No. 428 correspondence to L.R. Dag No. 444 and 2 cottahs 9 chittacks 10 sq. ft. of land from total 15 decimal in R.S. Dag No. 429 correspondence to L.R. Dag No. 445 under R.S. Khatian No. 223, L.R. Khatian No. 2365, 2367, 2368, 4828, 4848 & 4849 both in Mouza- Dhalua, J.L. No. 43 to the Landowners herein by virtue of a Sale Deed registered on 30.12.2022 before DSR-III, Alipore and recorded in Book No. I, Volume No. 1603-2023, Page from 28227 to 28253, Being No. 20447, for the year 2022.

b. (1) Apurba Kumar Sengupta (2) Dr. Debasish Sengupta (3) Sunanda Sengupta (4) Abhijit Sengupta (5) Sutapa Sengupta and (6) Suparna Dasgupta jointly sold the land total measuring about

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

4 (four) cottahs 13 (thirteen) chittacks 32 (thirty two) sq. ft. be the same a little more or less out of which 3 cottahs 10 chittacks 32 sq. ft. of land from 35 decimal out of total 46 decimal in R.S. Dag No. 428 correspondence to L.R. Dag No. 444 and 1 cottah 3 chittacks 0 sq. ft. of land from total 15 decimal in R.S. Dag No. 429 correspondence to L.R. Dag No. 445 under R.S. Khatian No. 223, L.R. Khatian No. 2365, 2367, 2368, 4828, 4848 & 4849 both in Mouza- Dhalua, J.L. No. 43 to the Landowners herein by virtue of a Sale Deed registered on 30.12.2022 before DSR-III, Alipore and recorded in Book No. I, Volume No. 1603-2023, Page from 29349 to 29375, Being No. 20449, for the year 2022.

IX. After purchasing the said total lands measuring about 16 (sixteen) cottahs 12 (twelve) chittacks 42 (forty two) sq. ft. by virtue of 2 (two) separate Sale Deeds, Sukanta Kumar Mondal and Madhusudan Ojha (the present Landowners) amalgamated the said lands into one plot of land by virtue of a Deed of Amalgamation registered on 10.02.2023 before DSR-III, Alipore and recorded in Book No. I, Volume No. 1603-2023, Page from 65009 to 65024, Being No. 2007, for the year 2023.

X. Due to some typographical error regarding the Holding No. in respect of the land as mentioned hereinabove in the above-mentioned 2 (two) Sale Deeds (i.e. Deed No. 20447 of 2022 & Deed No. 20449 of 2022) as well as in

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

the above-mentioned Deed of Amalgamation (i.e. Deed No. 2007 of 2023)
the present Landowners executed a Deed of Declaration to that effect,
which was registered on 15.02.2023 before DSR-III, Alipore and recorded
in Book No. IV, Volume No. 1603-2023, Page from 1518 to 1530, Being No.
93, for the year 2023.

XI. Thereafter the present Landowners mutated their names in the L.R.
Record-of-Rights (Parcha) in respect of the said total land measuring about
16 (sixteen) cottahs 12 (twelve) chittacks 42 (forty two) sq. ft. and separate
L.R. Parcha has been issued in their respective names and the present
Landowners also mutated their names in the Assessment Records of Rajpur
Sonarpur Municipality and with an intention to construct a multi-storied
building on their said total land the present Landowners herein obtained a
building sanctioned plan bearing sanction No. **SWS-
OBPAS/2207/2023/2827 dated 02.03.2024** duly sanctioned from Rajpur
Sonarpur Municipality and obtained the sanction of a G+4 storied building
on their said land, as mentioned hereinabove.

XII. Thereafter, Sukanta Kumar Mondal and Madhusudan Ojha (the
present Landowners) entered into a Development Agreement with
Development Power of Attorney with S.P. CONSTRUCTION (the Developer)
which was registered on 13.03.2024 before D.S.R.-III, Alipore and recorded

68

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

in Book No. I, Volume No. 1603-2024, Pages 100684 to 100725, Being No.

4330 for the year 2024;

XIII. The Said Land as mentioned hereinabove is earmarked for the purpose of building a G+4 storied residential building project, comprising flats, commercial spaces and car-parking spaces and the said project shall be known as **AASHRAY GLORY** at Holding No. 1408, Dhalua Madhya, under Ward No.- 2 of Rajpur Sonarpur Municipality;

I hereby certify that the above-mentioned land of the present Landowners herein is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee
ADVOCATE
WB- 359/2001