

Date: 17.07.2026

To,

"SHINE CONSTRUCTION",

represented by its proprietor namely

Abhijit Saha

101, R. B. Raod, P.O. & P.S.- Nimta,

District- North 24 Parganas, West Bengal- 700049.

SEARCH REPORT

Ref: Registry office search report in respect of the land lying and situate under Mouza- Uttar- Nimta, L.R. Dag Nos. 2797, 2796/3722, 2796, 2813, 2796/3726, under Police Station - Nimta, District- North 24 Parganas, West Bengal-700049.

Title of the property:

PART-A

(LAND OF SAGNIK DAS)

1. One MRINALINI DEVI and KRISHNA MUKHOPADHYA is the sole owner and possessor of a plot of land measuring 10 (TEN) cottahs 00 (Zoro) chittacks 00 (Zoro) sqft an area comprising in C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No. 1161, presently L. R. Khatian No.1889 and 564 of the Mouza Uttar Nimta, J. L. No. 2, Re Sa. No. 102, Touzi No. 172 within the jurisdiction of Nimta police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R.B. Road (Rishi Bankim Road) in the District North 24 Parganas, Which is absolutely free from all encumbrance whatsoever by virtue of purchases from PRIYABRATA GHOSH by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Cossipore Dum Dum Office and recorded in for the year 1950, on 03/05/1950 against valuable consideration.
2. Since their purchase as above, the MRINALINI DEVI and KRISHNA MUKHOPADHYA is the sole owner and possessor of a plot of land measuring 10(TEN) cottahs 00(Zoro) chittacks 00 (Zoro) sq ft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
3. MRINALINI DEVI and Other herein agreed to sell and the purchaser SATYA RANJAN ROY agreed to purchase land measuring 7 (Seven) cottahs 08(eight) chittacks 30(thirty) sq. ft. out of the said 10(TEN) cottahs 00(Zoro) chittacks

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Subhro Kanti Roy Chowdhury

Advocate
High Court at Calcutta

00(Zero) sqft comprising in C.S. Dag No. 2813, corresponding to R.S. Dag No. 2813/3605, presently L.R. Dag No. :2813/3605 under R.S. Khatian No. 1161, presently L.R. Khatian No. 1889 and 564 of the Mouza Uttar Nimta, J. L. No. 2, Re. Sa. No. 102, Touzi No. 172, within the jurisdiction of Nimta police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R. B. Road (Rishi Bankim Road) in the District North 24 Parganas, ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No. 67,pages 229 to 232, beingNo.4030 for the year 1956,on 18/07/1956 against valuable consideration.

4. Since their purchase as above, the SATYARANJAN ROY is the sole owner and possessor of a plot of land measuring 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
5. SATYA RANJAN ROY herein agreed to sell and the purchaser AJIT CHANDRA SARKAR agreed to purchase land measuring 7 (Seven) Cottahs 08 (eight) chittacks 30(thirty) sqft comprising C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No.1161, presently L.R. Khatian No. 1889 and 564 of the Mouza Uttar Nimta, J.L. No. .2, Re Sa. No. 102 Touzi No.172, within the jurisdiction of Nimta police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12, under present Municipal Holding No.- 61(16), R. B. Road in the District North 24 Parganas,Kolkata-700051, by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum against valuable consideration.
6. Since their purchase as above, the AJIT CHANDRA SARKAR as the absolute owner of the said 7(Seven) Cottahs 08 (eight) chittacks 30(thirty) sqft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
7. AJIT CHANDRA SARKAR herein agreed to sell and the purchaser PRADIP KUMAR DAS agreed to purchase agreed to purchase land measuring 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft out of the said total land 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft comprising C.S. Dag No. 2813, corresponding to R.S. Dag No. 2813/3605 presently L.R. Dag No.: 2813/3605 under R.S. Khatian No.1161, presently L.R. Khatian No. 1889 and 564 of the Mouza Uttar Nimta, J.L. No. 2, Re. Sa. No. 102

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High Court at Calcutta

Touzi No. 172 within the jurisdiction of Nimta police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R. B. Road (Rishi Bankim Road) in the District North 24 Parganas, by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No.: 35, pages 193 to 196, being No. 1994 for the year 1982, on 14/05/1982 against valuable consideration.

8. Since their purchase as above, PRADIP KUMAR DAS as the absolute owner of the said 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft more or less, including a small water body measured 1(One) Cottahs 12 (Twelve)chittacks 8(Eight) sq ft more or less land free from all encumbrances, attachments liens etc of any manner and whatsoever nature and have the full right to dispose or transfer the same to anybody in any way as he will think fit and proper.
9. AND WHEREAS now Pradip Kumar Das gifted a foresaid total land to his own son said SAGNIK DAS by the strength of a Registered Deed of Gift, registered on 03/05/2021, in the office of the District Sub Registrar, Barasat and recorded in Book No. I, Pages 206493 to 206519, Being No. 150106112, in the year 2021, against love affection mentioned thereon.
10. That the virtue of above Gift Deed the said SAGNIK DAS (the Land Owner herein) is the absolute owner and possessor of plots land total 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft more or less, including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft absolutely free from all encumbrances whatsoever by virtue of registered Deed of Gift from his father and have been absolutely free from all encumbrances and have been enjoying the peacefully, free, absolutely and without any interruptions from any corner whatsoever and have full right to enter and execute all Agreement, dispose or transfer the same to anybody in any way as they will fit and proper.
11. **Being the absolute and lawful owner of the land** measured 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft feet more or less said **SAGNIK DAS** entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 24.06.2024, in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 - 2024, Pages 83260 to 83290, Deed No. 152602808 of 2024.
12. said **SAGNIK DAS** also executed a Registered General Power of Attorney, registered on in the office of the A.D.S.R. Belghoria, and recorded in Book

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High Court at Calcutta

No. I, CD Volume No.1526 -2024, Pages 83451 to 83470, Deed No. 152602813 of 2024, appointing **SRI ABHIJIT SAHA**, Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART- B

(LAND OF ABHIJIT MUKHOPADHYAY)

1. One SANTI RANI BANDYOPADHYA is the sole owner and possessor of a plot of land measuring an area of was 10 cottashs 15 chittacks 00sqft comprising in C.S Dag No 2796 corresponding to R.S. Dag No. 2796/3722, 2796/3726, under R.S. khatian No - 778 & 1019, of the Mouza Uttar Nimta, J.L. No. 2, Touzi No. 172, within the jurisdiction of Nimta Police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas,Kolkata-700049,Which is absolutely free from all encumbrance whatsoever by virtue of purchase from SAMARENDRA NATH BASU by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 38, pages 180 to 182, being no. 2671 for the year 1961,against valuable consideration mentioned thereon.
2. One SANTI RANI BANDYOPADHYA is the sole owner and possessor of a plot of land measuring an area of 1 cottah 00chittacks 00 sqft comprising in R. S. Dag No 2813 under R.S. khatian No. 1161, of the Mouza Uttar Nimta, J. L. No .2, Touzi No.172 within the jurisdiction of Nimta Police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, Kolkata-700049,Which is absolutely free from all encumbrance whatsoever by virtue of purchase from Smt. Krishna Mukhopadhyay by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 110,pages 19 to 21, being No. 6951 for the year 1963, against valuable consideration mentioned thereon.
3. Since there is Two (2) time purchase as above, the SANTI RANI BANDYOPADHYA as the absolute owner of the said11 (cottashs)15 (Fifteen) chittacks 00(Zoro) sftmore or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
4. The said SANTI RANI BANDYOPADHYA gift **11cottashs 15 chittacks 00 (Zoro) sft** more or less to her daughter in law BARNALY CHATTERJEE, by the strength of a Registered Deed of Gift, registered on 05/02/2008,in the office of the A.D.S.R. Office, Cossipore Dum Dum and recorded in Book No. I, CD Volume No. 105, Pages 43 to 48, Being No. 3873, in the year 2007, against love affection mentioned thereon.

5. That the virtue of above Gift Deed the said **BARNALY CHATTERJEE** is the absolute owner and possessor of plots of Bastu land total **11 cottashs 15 chittacks 00(Zoro) sft** more or less comprised in R.S. Dag No 2796/3722, 2796/3726, 2813 under R.S. khatian No. 778, 1019 & 1161, of the Mouza Uttar Nimta, J.L. No. 2, Touzi No.172 within the jurisdiction of Nimta Police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, Kolkata-700049.
6. Said **BARNALY CHATTERJEE** was died on 25.04.2021 leaving behind her husband **ABHIJIT MUKHOPADHYAY** as her legal heirs.
7. Thus on this basis of the aforesaid facts and circumstances the said above mention **ABHIJIT MUKHOPADHYAY** became the absolute owner of the aforesaid land measuring **11 cottashs 15 chittacks 00 (Zoro) sft**.
8. Being the absolute and lawful owner of the land measured 7(Seven) Cottahs 00 (ZERO) chittacks 38(thirty Eight) sqft feet more or less said **ABHIJIT MUKHOPADHYAY** entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 24.06.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 83526 to 83556, Deed No.152602818 of 2024.
9. The said **ABHIJIT MUKHOPADHYAY** also executed a Registered General Power of Attorney, registered on in the office of A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 83609 to 83627, Deed No. 152602821 of 2024, appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART-C

(PANU RANJAN DAS, BIJOY RANJAN DAS, PADMA RANI DAS, KUNTALDAS, KOUSHIK DAS land)

1. One SANTI RAMA DAS is the sole owner and possessor of a plot of land measuring an area of was 10 cottashs 15 chittacks 00 sq ft comprising in Dag No 2796 khatian No - 778 & 1019, of the Mouza Uttar Nimta, J.L. No. 2, Touzi No. 172 within the jurisdiction of Nimta Police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas, Kolkata-700049, Which is absolutely free from all encumbrance whatsoever by virtue of purchases from MADAN MOHONDAS by a kobala in Bengali Language and Bengali character registered at

A.D.S.R. Office Cossipore and recorded in book no 1, volume no 67, pages 125 to 128, being no 4199 for the year 1956, against valuable consideration mentioned thereon.

2. Since there is purchase as above, the SANTIRAMA DAS as the absolute owner of the said 10 cottahs 15 chittacks 00 sqft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.

3. The said SANTI RAMA DAS and Other herein agreed to sell and the purchaser PANU RANJAN DAS agreed to purchase land measuring 2 cottahs 15(eight) chittacks 13 sqftout of the said 10 cottahs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No - 778 & 1019, of the Mouza Uttar Nimta, J.L. No. 2, Touzi No. 172 within the jurisdiction of Nimta Police station, within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas, Kolkata-700049, by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No. 84, pages 329 to 334, being No.03627 for the year 1999, on 02/07/1998 against valuable consideration.

4. Said SANTI RAMA DAS and her husband namely Nityananda Das was died leaving behind the following person respectively as her legal heirs.

NAME	RELATIONSHIP WITH THE DECEASED
1) PANURANJAN DAS	SON
2) BIJOYRANJANDAS	SON
3) KANURANJANDAS	SON

all are the son of Late Nityananda Das & Santi Rama Das residing at Rishi Bankim Road, Nimta P.O.- Birati P.s- Nimta Pin-700049, by faith Hindu, by nationality Indian.

5. Thus on this basis of the aforesaid facts and circumstances the said above mention(i) PANU RANJAN DAS, (ii) BIJOY RANJAN DAS, (iii) KANU RANJAN DAS all became the absolute joint owner of the aforesaid land measuring 7cottahs15 chittacks 32 sq ft.

6. The said KANU RANJAN DAS was died on 21.02.2022 leaving behind the

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High Court at Calcutta

following person respectively as her legal heirs.

NAME	RELATIONSHIP WITH THE DECEASED
PADMARANIDAS	WIFE
KUNTALDAS	SON
KOUSHIKDAS	SON

The Said present landowner namely (i) **PANU RANJAN DAS**, (ii) **BIJOY RANJAN DAS**, (iii) **PADMARANI DAS**, (iv) **KUNTAL DAS**, (v) **KOUSHIK DAS** herein amalgamated the said two plots of land and converted the same into a single plot / Holding from the concerned North Dum Dum Municipality and after amalgamation the said property comes into total area of **7 cottahs 15 chittacks 32 sqft.**

7. Being the absolute and lawful owner of the land measured 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft more or less said (i) PANU RANJAN DAS, (ii) BIJOY RANJAN DAS, (iii) PADMA RANI DAS, (iv) KUNTAL DAS (v) KOUSHIK DAS entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 04.07.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 - 2024, Pages 89604 to 89637, Deed No. 152603034 of 2024.
8. The said (i) PANU RANJAN DAS, (ii) BIJOY RANJAN DAS (iii) PADMARANI DAS (iv) KUNTAL DAS, (v) KOUSHIK DAS also executed a Registered General Power of Attorney, registered on in the office of the 2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No. 1526 - 2024, Pages 89667 to 89690, Deed No. 152603038 of 2024, appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART- C (i)

(PANU RANJAN DAS, land)

1. One SANTIRAMA DAS is the sole owner and possessor of a plot of land measuring an area of was 10 cottahs 15 chittacks 00 sqft comprising in Dag No 2796 khatian No-778 & 1019, of the Mouza Uttar Nimta, J.L. No. 2, Touzi No.172 within the jurisdiction of Nimta Police station, within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas, Kolkata-700049, Which is absolutely free from all encumbrance whatsoever by virtue of purchases from MADAN MOHON DAS by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 67, pages 125 to 128, being no 4199 for the year

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Advocate

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1956, against valuable consideration mentioned thereon.

2. Since there is purchase as above, the SANTIRAMA DAS as the absolute owner of the said 10 cottahs 15 chittacks 00 sqft more or less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
3. The said SANTI RAMA DAS and Other herein agreed to sell and the purchaser PANU RANJAN DAS agreed to purchase land measuring 2cottahs 15(eight) chittacks 13 sqft out of the said 10 cottahs 15chittacks 00 sqft comprising in Dag No 2796 khatian No- 778 & 1019, of the Mouza Uttar Nimta, J.L.No.2, Touzi No.172 within the jurisdiction of Nimta Police station, within the local limit of North Dumdum Municipality, being Municipal Ward No.-12 in the District North 24 Parganas, Kolkata-700049, by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in Book No.1, volume No. 84, pages 329 to 334, being No. 03627 for the year 1999, on 02/07/1998 against valuable consideration.
4. The said PANU RANJAN DAS gift 2cottahs 15(eight) chittacks 13 sqft more or less to his brother BIJOYRANJAN DAS, by the strength of a Registered Deed of Gift, registered on 05/02/2008, in the office of the D.S.R.-1 Office, and recorded in Book No. I, CD Volume No. 1501-2016, Pages 17930 to 17946, Being No. 0656, in the year 2016, on 28/01/2016 against love affection mentioned thereon.
5. That the virtue of above Gift Deed the said BIJOY RANJAN DAS is the absolute owner and possessor of plots of Bastu land total 2 cottahs 15 (eight) chittacks 13 sqft more or less land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
6. The said BIJOY RANJAN DAS gift 2 cottahs 15(eight) chittacks 13 sqft more or less to his brother PANU RANJAN DAS, by the strength of a Registered Deed of Gift, registered on 05/02/2008, in the office of the A.D.S.R. Office Belghoria, and recorded in Book No.I, CD Volume No. 1526-2019, Pages 46499 to 46522, Being No. 152601415, in the year 2019, on 04/01/2019 against love affection mentioned thereon.
7. Thus on this basis of the aforesaid facts and circumstances the said above mention PANU RANJAN DAS became the absolute owner of the aforesaid land measuring 2cottahs 15(eight) chittacks 13 sqft.
8. Being the absolute and lawful owner of the land measured 7(Seven) Cottahs 00 (ZERO)chittacks 38 (thirty Eight) sqft more or less, said PANU RANJAN DAS entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 04.07.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024,

Pages 89638 to 89666, Deed No. 152603033 of 2024.

9. The said PANU RANJAN DAS, also executed a Registered General Power of Attorney, registered on in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 89691 to 89710, Deed No. 152603037 of 2024, appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART-D

(DIPTI CHATTERJEE, DIPAK KUMAR BANERJEE, DIBAKAR BANERJEE, TRIPTI MUKHERJEE, BHASKAR BANDYOPADHYA, SUVRA BANERJEE land)

1. One RADHA NATH DAS is the sole owner and possessor of a plot of land measuring an area of was **10 cottashs15 chittacks 00 sqft** comprising in C.S dag no. 2796, 2797 under C.S khatian no. 778, of the Mouza Uttar Nimta, J.L. No. 8, Touzi No.172, within the jurisdiction of Nimta Police station, within the local limit of North Dumdum Municipality, being Municipal Ward No12, in the District North 24 Parganas, Kolkata- 700049, Which is absolutely free from all encumbrance whatsoever by virtue of purchases from SAMARENDRA NATH BASU by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore and recorded in book no1, volume no 95, pages 221to 222, being no 6659 for the year 1955, on 29/07/1955 against valuable consideration mentioned thereon.
2. Since their purchase as above, the RADHA NATH DAS as the absolute owner of the 10 cottashs 15chittacks 00 sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
3. RADHA NATH DAS herein agreed to sell and the purchaser HARI DAS BANDHOPADHYA agreed to purchase land measuring 10cottashs 15 chittacks 00 sqft more or less comprising C.S. Dag no. 2796/2797, under C.S. khatian no. 778, of the Mouza Uttar Nimta, J.L. No.8, Touzi No.172 within the jurisdiction of Nimta Police station, within the local limit of North Dumdum Municipality, in the District North 24 Parganas,Kolkata-700049, by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 15, pages 167-169, being no 719 for the year 1959,on 04/02/1959 against valuable consideration mentioned thereon.
4. Since their purchase as above, the HARI DAS BANDHOPADHYA as the absolute owner of the 10cottashs 15 chittacks 00 sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.
5. HARIDAS BANDHOPADHYA herein agreed to sell and the purchaser Manik Das agreed to purchase land measuring 3cottashs 15 chittacks 00sqftmore or less out of total land10cottashs 15chittacks 00 sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and

Subhro Kanti Roy Chowdhury

Advocate

High Court at Calcutta

recorded in book no1, volume no 94, pages 154-157, being no 6569, on 17/08/1959 against valuable consideration mentioned thereon. Said Manik Das herein agreed to sell and the purchaser Biswarsar Roy agreed to purchase land measuring 3cottashs 15 chittacks 00sqft by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book no1, volume no 94, pages 134-137, being no 4816, on 22/06/1959 against valuable consideration mentioned thereon.

6. Said the above fact, the HARI DAS BANDHOPADHYA son of Nalini Mohon Bondhapadhyas as the absolute owner with indefeasible right title and interest therein have and are lawfully seized and possessed of the said land measuring **7cottashs 00chittacks 00sqft** more or less land free from all encumbrances, attachments liens etc of any manner and what so ever nature. Said HARI DAS BANDHOPADHYA was died on 23.08.2008 leaving behind his wife Santi Rani Banerjee who also died on 08/08/2012 the following person respectively as her legal heirs.

<u>NAME</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1) DIPTI CHATTERJEE	DAUGHTER
2) DIPAK KUMARBANERJEE	SON
3) DIBAKAR BANERJEE	SON
4) TRIPTIMUKHERJEE	DAUGHTER
5) BHASKAR BANDYOPADHYA	SON
6) SUVRA BANERJEE	DAUGHTER

all are the son & daughter of late HARIDAS BANDHOPADHYA & SANTI RANI BANDYOPADHYA. Thus on this basis of the aforesaid facts and circumstances the said above mention (i) DIPTI CHATTERJEE (ii) DIPAK KUMAR BANERJEE (iii) DIBAKAR BANERJEE, (iv) TRIPTI MUKHERJEE, (v) BHASKAR BANDYOPADHYA, (vi) SUVRA BANERJEE, all became the absolute joint owner of the aforesaid land measuring 7cottashs 00chittacks 00sqft more or less more or less equally that means 1cottashs 2chittacks 30 sft each.

7. DIPAK BANERJEE sell his share that means **1cottashs 2chittacks 30sft** against valuable consideration.
8. Now (i) DIPTI CHATTERJEE, (ii) DIBAKAR BANERJEE, (iii) TRIPTI MUKHERJEE, (iv) BHASKAR BANDYOPADHYA, (v) SUVRA BANERJEE, presently jointly owner of **5cottashs 13chittacks 15sqft** land.
9. Being the absolute and lawful owner of the land measured, 7(Seven) Cottahs

00(ZERO) chittacks 38 (Thirty Eight) sqft feet more or less, said PANU RANJAN DAS entered into a Registered Development Agreement with the present Developer, **SHINE CONSTRUCTIONS**, for constructing multi storied buildings on the said plot of land. The said Development Agreement was registered on 11.07.2024 A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 96044 to 96073, Deed No. 152603204 of 2024.

10. The said PANU RANJAN DAS, also executed a Registered General Power of Attorney, registered on in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 95598 to 95620, Deed No. 152603218 of 2024, appointing **SRI ABHIJIT SAHA** Sole Proprietor of **SHINE CONSTRUCTIONS**, Developer herein, as their Constituted Attorney.

PART-E

(SHINE CONSTRUCTIONS Sole Proprietor named SRI ABHIJIT SAHA)

1. The DIPAK BANERJEE herein agreed to sell his share measuring **1 cottashs 2 chittacks 30sft** to SHINE CONSTRUCTIONS, having its registered place of business at 101 R. B. Road, Kolkata-700049, represented its Sole Proprietor named SRI ABHIJIT SAHA. After hearing such intention of the DIPAK BANERJEE, the said ABHIJIT SAHA offered to the DIPAK BANERJEE for such purchase the said plot of land measuring an area 1 cottashs 02 chittacks 30sft togetherwith all easement rights along with common passage comprised in Dag No 2796 ,2797, under khatian No.778of the Mouza Uttar Nimta, J.L. No. 2, Touzi No.172 within the jurisdiction of Nimta police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, Rishi Bankim Road Kolkata-700049 and after long discussion, the DIPAK BANERJEE have agreed to sell the said property to the present purchaser ABHIJIT SAHA.
2. Now the DIPAK BANERJEE hereby agreed to execute and register the proper Deed of Conveyance unto the favour of the Purchaser ABHIJIT SAHA. The said Deed of Conveyance was registered on 28.02.2024, in the office of the A.D.S.R. Belghoria, and recorded in Book No. I, CD Volume No.1526 -2024, Pages 34558 to 34578, Deed No. 152600934 of 2024.
3. The above fact, the ABHIJIT SAHA Sole Proprietor of SHINE CONSTRUCTIONS the absolute owner of the said land measuring 1cottashs 02 chittacks 30 sft more or less land free from all encumbrances, attachments liens etc of any manner and what so ever nature.

PART-F

Amalgamated Land

The Said present landowner namely SAGNIK DAS, ABHIJIT MUKHOPADHYAY, PANU RANJAN DAS, BIJOY RANJANDAS, PADMA RANI DAS, KUNTALDAS, KOUSHIK DAS, DIPTI CHATTERJEE, DIPAK KUMAR BANERJEE, DIBAKAR BANERJEE, TRIPTI MUKHERJEE, BHASKAR BANDYOPADHYA, SUVRA BANERJEE, ABHIJIT SAHA herein amalgamated their amalgamated their above said plots of land which described in the Part – A, B, C, C (i) D & E and converted the same into a single plot/Holding which no 61(16) from the concerned North Dum Dum Municipality and the said authority issue a certificate no. NDDM/ASST/AMLG date on 08.05.2025, in the year 2025 and after amalgamation the said property comes into total area of 36 cottahs 14 chittacks 38 sqft is which described in the First Schedule here under written. The said land measuring 36 cottahs 14 chittacks 38sqft moreor less, comprised in as follow:-

PART NO	LAND MEASURING
PART NO A	7(Seven) Cottahs 08(eight) chittacks 38 (thirty) sqft
PART NO B	11 cottahs 15 chittacks 00 (Zero) sft
PART NO C	7 cottahs 15 chittacks 32sqft
PART NO C(i)	2 cottahs 15(eight) chittacks 13sqft
PART NO D	5 cottahs 13 chittacks 15 sqft
PART NO E	1cottahs 02 chittacks 30sft
TOTAL LAND	36 cottahs 14 chittacks 38 sqft.

My person has conducted necessary searches and detailed legal investigation from the registry offices of A.D.S.R. Belghoria, for the period from 2016 to 2026 (Computerized search), in respect of the abovementioned land lying and situate under Mouza- Uttar-Nimta, L.R. Dag Nos. 2797, 2796/3722, 2796, 2813, 2796/3726, under Police Station – Nimta, and after completion of necessary searches, past records have been found from the abovementioned registry office, in respect of the above mentioned plots of land.

As per available the records maintained under the digital system of the computerized searching duly conducted by my person, entries are found which are related with the history of this plots.

Therefore, the land under the premises above mention stated free from encumbrances, having good and marketable title, on the basis of the entries found during search as per the available record found before the concern registry office, in regard of the period of search as per index attached with this report.

The receipts for the relevant searches are enclosed herewith.

Thanking You,
Yours Faithfully,



Subhro Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg No. WB - 478/2000