

AMARENDRA NATH SENGUPTA

Advocate, High Court, Calcutta

Chamber:

**HB-109, Sector 3, Salt Lake City
Kolkata -700106**

Phone: 9831081978

**TITLE REPORT AND BRIEF HISTORY OF THE LAND AT MOUZA
BHADRAKALI, J.L. NO.9, P.S. UTTARPARA, DIST. HOOGHLY – 712232**

NAME OF THE TITLE HOLDER

KIC RESOURCES LIMITED (PAN AABCK1521G) a company within the meaning of the Companies Act 1956 having CIN: U70109WB1991PLC053497, having its registered offices at Premises No. 35/1A, Garcha Road, Post Office Ballygunge and Police Station Gariahat, Kolkata-700 019.

DESCRIPTION OF THE PROPERTY

ALL that piece and parcel of land Land measuring 6 Bigha 16 Cottahas and 9 Chittacks be the same a little more or less together with brick built structure comprised in L.R. Dag No. 5480, 5480/5630, 5483/5631, 5497, 5508, 5513/5639, 5488, 5498, 5512, 5513, 5514, 5520 under L.R. Khatian no.10202 under Mouza Bhadrakhali, P. S. Uttarpara, J.L. No. 9, A.D.S.R. at Serampore, within the ambit of Uttarpara Kotrung Municipality being amalgamated Holding Nos. 9, B. G. T. Road, Bhadrakhali, District Hooghly – 712232 more fully mentioned in the Schedule hereinbelow.

DOCUMENTS EXAMINED AND VERIFIED

1. Deed of Conveyance dated 21.03.2013 recorded in Book No. I, CD Volume No. 3, Pages 5086 to 5106, Being No. 01175 for the year 2013.
2. Deed of Conveyance dated 30.06.2018 and duly registered in the Office of Addl. Registrar of Assurances-III, Kolkata and recorded in Book No. I, CD Volume No. 1903-2018, Pages 68846 to 68890, Being No. 01697 for the year 2018 .
3. Deed of Conveyances is duly registered in the office of A.D.S.R. Uttarpara and recorded in Book No. I, 0621-2019, Pages from 3230 to 3248, Being No. 062104403 for the year 2018
4. Deed of Conveyances is duly registered in the office of A.D.S.R. Uttarpara and recorded in Book No. I, 0621-2019, Pages from 6737 to 6754, Being No. 00109 for the year 2019.
5. Tax Receipts
6. Mutation certificate
7. Amalgamation Certificate

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DEVOLUTION OF TITLE

WHEREAS:

One Smt. Durga Rani Pal by dint of a Kobala dated 06/02.1968 and duly registered in the office of Sub Registrar, Serampore and recorded in Book No. I, Volume No. 25, Pages 99 to 101, Being No. 1094 for the year 1968 became the rightful legal owner of the following land in Mouza - Bhadrakali, J. L. No. 9, within the ambit of the Uttarpara-Kotrung Municipality, P.O. -Bhadrakali, P.S. Uttarpara, A.D.S.R Office Serampore, District - Hooghly:

- 1 (one) Cottah 4 (four) Chittaks 6 (six) sq.ft. comprised in R. S. Dag No. 3005 under Khatian No. 1455
- 12 (twelve) Chittaks 23 (twenty three) sq. ft. comprised in R.S. Dag No. 3005/3143 under Khatian No. 1455,

The said Smt. Durga Rani Pal gifted the abovementioned property measuring land area more or less 2 (two) Cottahs 29 (twenty nine) sq.ft. to one Sri Santi Ranjan Pal by a registered Deed of Gift executed on 06.07.1991 which was duly registered at the Serampore Sub-Registration Office and recorded in Book No. I, Volume No. 4, Pages 487 to 492, Being No. 2902 for the year 1991.

That one Krishna Lal Pal was the rightful and legal owner of the following land in Mouza - Bhadrakali, J. L. No. 9, within the ambit of the Uttarpara-Kotrung Municipality, P.O. -Bhadrakali, P.S. Uttarpara, A.D.S.R Office Serampore, District - Hooghly:

- 1 (one) Cottah 8 (eight) Chittacks comprised in R.S. Dag No. 2997 under Khatian No. 1426
- 12 (twelve) Cottahs 5 (five) Chittaks 34 (thirty four) sq.ft. comprised in R.S. Dag No. 2998 under Khatian No. 1426,
- 5 (five) Cottahs 2 (two) Chittaks 25 (twenty five) sq.ft. comprised in R.S. Dag No. 2999 under Khatian No. 1426, AND land area more or less 1 (one) Bigha 1

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(one) Chittack 27 (twenty seven) sq. ft comprised in R.S. Dag No. 3000 under Khatian No. 91,

- 2 (two) Bighas 10 (ten) Cottahs 8 (eight) Chittacks 15 (fifteen) sq. ft. comprised in R.S. Dag No. 3001 under Khatian No. 91,
- 4 (four) Cottahs 12 (twelve) Chittaks 36 (thirty six) sq. ft. comprised in R.S. Dag No. 3002 under Khatian No. 91,
- 1 (one) Bigha 3 (three) Cottahs 8 (eight) Chittaks 14 (fourteen) sq. ft. comprised in R.S. Dag No. 2976 under Khatian No. 1819,

all are laying in Mouza - Bhadrakali, J. L. No. 9, within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Bhadrakali, P.S. Uttarpara, A.D.S.R Office Serampore, District Hooghly,

The said Krishna Lal Pal settled the said property in favour his two sons namely Sri Santi Ranjan Pal and Sri Nitya Nanda Pal, through 2 (two) separate Registered Deed of Settlement both executed on 17.05.1984, which were duly registered at the Singur Sub-Registration Office and one of them was recorded therein in Book No. 1, Volume No. 40, Pages 105 to 111, Being No. 1957 for the year and the another was recorded therein in Being No. 1965 for the year 1984.

The said Krishna Lal Pal died on 28.12.1989 and said Santi Ranjan Pal and Nitya Nanda Pal jointly obtained the said property as per the conditions of the said 2 (two) Deed of Settlement after the death of said Krishna Lal Pal.

The said Sri Nitya Nanda Pal gifted his undivided $\frac{1}{2}$ share of the said property to his brother Sri Santi Ranjan Pal, by a registered Deed of Gift executed on 28.01.1990 and duly Registered at the Serampore Sub-Registration Office and recorded therein in Book No. 1, Volume No. 11, Pages 99 to 106, Being No. 796 for the year 1990. Thus said Santi Ranjan Pal become the owner of the property left by his father Late Kashi Lal Pal.

That one Dr. Samarendra Nath Ghosh who was legal and rightful owner of 1 (one) Cottah 15 (fifteen) Chittaks land lying in Mouza Bhadrakali, comprised in R.S. Dag No. 2995/5723 under Khatian No. 267, within the ambit of the Uttarpara-Kotrung Municipality, P.S. - Uttarpara, A.D.S.R Office Serampore, District Hooghly by a Deed of Sale dated 26.07.1993 sold transferred and conveyed the aforesaid land to the said Sri Santi Ranjan Pal and the said Deed was duly registered in the office of Joint Sub

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Registrar Serampore at Singur and recorded in Book No. 1, Volume No. 32, Pages 331 to 338, Being No. 2776 for the year 1993.

Thus said Santi Ranjan Pal became the owner of 6 (six) Bighas 1 (one) Cottah 15 (fifteen) Chittaks of land in Mouza - Bhadrakali, J. L. No. 9, being Municipal Holding Nos. 16, 17, 18, 19, 20, 20/1 & 22, Dargatala Ghat Lane and 5, Bishalakshi Ghat Lane, within the ambit of the Uttarpara-Kotrung Municipality, P.S. - Uttarpara, A.D.S.R Office - Serampore, District - Hooghly, comprised of the following:-

- 1 (one) Bigha 3 (three) Cottahs 8 (eight) Chittacks 14 (fourteen) sq. ft. or a little more or less, comprised in R.S. Dag No. 2976 under Khatian No. 1819,
- 4 (four) Cottahs 12 (twelve) Chittacks 36 (thirty six) sq.ft. or a little more or less, comprised in R.S. Dag No. 3002 under Khatian No. 91,
- 1 (one) Bigha 1 (one) Chittack 27 (twenty seven) sq.ft. or a little more or less, comprised in R.S. Dag No. 3000 under Khatian No. 91,
- 2 (two) Bighas 10 (ten) Cottahs 8 (eight) Chittaks 15 (fifteen) sq.ft. comprised in R.S. Dag No. 3001 under Khatian No. 91,
- 1 (one) Cottah 4 (four) Chittacks 6 (six) sq. ft. or a little more or less, comprised in R.S. Dag No. 3005 under Khatian No. 1455,
- 12 (twelve) Chittacks 23 (twenty three) sq. ft. or a little more or less, comprised in R.S. Dag No. 3005/3143 under Khatian No. 1455,
- 5 (five) Cottahs 2 (two) Chittacks 25 (twenty five) sq.ft or a little more or less, comprised in R.S. Dag No. 2999 under Khatian No. 1426,
- 12 (twelve) Cottahs 5 (five) Chittacks 34 (thirty four) sq. Ft. or a little more or less, comprised in R.S. Dag No. 2998 under Khatian No. 1426,
- 1 (one) Cottah 8 (eight) Chittacks or a little more or less, comprised in R.S. Dag No. 2997 under Khatian No. 1426,
- 1 (one) Cottah 15 (fifteen) Chittacks or a little more or less,

The said Santi Ranjan Pal by a Deed of Conveyance dated 21.03.2013 sold transferred conveyed assigned and assured unto in favour KIC Resources Limited All That land described in the First Schedule hereunder written and the said Deed of Conveyance is duly registered in the office of Addl. Registrar of Assurances-I, Kolkata and recorded in Book No. 1, CD Volume No. 3, Pages 5086 to 5106, Being No. 01175 for the year 2013.

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That one Asoke Nath Mukhopadhyay alias Mukherjee was the rightful and absolute owner of ALL THAT piece and parcel of bastu Land measuring 11 Cottahs 01 Chhattaks 00 Sq. ft. or a little more or less and the old building and RT shed structure situated thereon comprised in R.S. Plot No. 2986 under R.S. Khatian No. 964 and R.S. Plot No. 2987 & 2988 under R.S. Khatian No. 963 & 962, situate and lying at Mouza Bhadrakali, J.L. No. 9, A. D. S. R. at Serampur, P.S. Uttarpara, Dist. Hooghly, within the ambit of the UttarparaKotrung Municipality being holding No. 9, B.G T. Road, Bhadrakali, Dist Hooghly by virtue of two Sale Deeds Being No. 991 for the year 1961 and Being No. 1369 for the year 1961.

That since purchase said Asoke Nath Mukhopadhyay alias Mukherjee being absolute owner and possession of the aforesaid property duly mutated his name in the assessment role of the Uttarpara-Kotrung Municipality and also in the L. R. record of rights.

That the said Sri Ashoke Nath Mukhopadhyay, executed a deed of settlement in respect of his entire properties including the aforesaid property in favour of his adopted daughter and sons & daughter of his brother and the said Deed of Settlement was registered on 04.03.1985 at the office of the Sub-Registrar at Serampore and recorded in Book No. I, Volume No. 28, in Pages 295 to 303, Being No. 1342 for the year 1985.

That the said Sri Asoke Nath Munhopadhyay has revoked and cancelled the said Deed of Settlement Being No. 1342 for the year 1985 through Deed of Revocation which has been registered on 14/3/2008 at the office of the Sub-Register at Serampore vide Deed No. I-1897 for the year 2008.

That the said Sri Asoke Nath Mukhopddhyay alias Mukherjee, while seized and possessed off and otherwise well and sufficiently entitled to the said property measuring 11 Cottans 01 Chhattaks 00 Sq. ft. or a little more or less and the old building and RT shed structure situated thereon sold transferred and conveyed to Arindam Chowdhury, Rimi Chowdhury, Purnendu Ghanti and Swetava Ghanti by two separate deed one being a demarcated portion of land measuring 05 (Five) Cottahs 08 (Nine) Chhattaks or a little more or less with RT shed structure and the other one being 05 (Five) Cottahs 09 (Eight) Chhattaks a litle more or less with RT shed structure situated thereon comprised in R.S. Plot No. 2986 under R.S. Khatian No. 964 and R.S. Plot No. 2987 and 2988 under R.S. Khatian No. 963 & 962, situate and lying at Mouza Bhadrakali, J.L. No. 9, A.D.S.R. at Serampore, P.S. Uttarpara, Dist. Hooghly, within the ambit of the

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Uttarpara-Kotrung Municipality being holding No. 9, B.G.T. Road, Bhadrakali, Dist Hooghly,

That the said two deeds are duly registered with the A.D.S.R., Serampore in Book No. I, CD Volume No. 3, Pages 6290 to 6302 and Pages 6303 to 6315, Being No. 01925 and 01926 for the year 2008 respectively.

That one Dilip Kumar Dutta was the absolute owner of All That 2 (Two) cottahs 8 (Eight) Chittacks of Bastu land be the same a little more or less in R.S. Plot No. 2987, R. S. Khatian No. 963 situate and lying at Mouza Bhadrakhali, J.L. No. 9, P. S. Uttarpara, District Hooghly within the ambit of UttarparaKotrung Municipality being Holding No. 11, B.G.T. Road, Bhadrakhali by dint of a Deed of Sale duly registered with the Sub-Registrar at Serampore on 19.02.1985 in Book No. I, Volume No. 21, Pages 283 to 291, Being No. 1010 for the year 1985.

THAT said Dilip Kumar Dutta duly mutated his name in the assessment role of the Uttarpara-Kotrung Municipality as well as in the L.R. record of rights in respect of the said land.

THAT said Dilip Kumar Dutta while seized and possessed of the said land sold transferred and conveyed the same to Ranajay Singh and Sangita Singh for a valuable consideration and the said Deed of Sale is duly registered with the A.D.S.R., Serampore, in Book No. I, CD volume No. 4, Pages 11348 to 11364, Being No. 03382 for the year 2007 free from all encumbrances charges, charges, liens and lispendences.

THAT said Ranajay Singh and Sangita Singh while seized and possessed of the said land sold transferred and conveyed the same to the said Arindam Chowdhury, Rimi Chowdhury, Purnendu Ghanti and Swetava Ghantifor a valuable consideration free from all encumbrances charges liens and lis pendens.

THAT the said deed is duly registered with the A.D.S.R., Serampore in Book no. I, CD Volume No. 6, Pages 7360 to 7373, Being No. 04021 for the year 2010.

THAT the said Arindam Chowdhury, Rimi Chowdhury, Purnendu Ghanti and Swetava Ghantiapplied for amalgamation of Municipal Holding No. 11, B.G.T. Road (Bhadrakhali) with Municipal Holding No. 9, B.G.T. Road (Bhadrakhali) and Uttarpara-Kotrung Municipality by its order dated 13th March 2013 amalgamated the said two Holdings and the amalgamated Holding No. 9, B.G.T. Road (Bhadrakhali)

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stands in the name of Arindam Chowdhury, Rimi Chowdhury, Purnendu Ghanti and Swetava Ghanti, having total area of 13 (Thirteen) cottahs and 9 (Nine) chittacks be the same a little more or less.

THAT the said Arindam Chowdhury, Rimi Chowdhury, Purnendu Ghanti and Swetava Ghanti by a Deed of Conveyance dated 30.06.2018 and duly registered in the Office of Addl. Registrar of Assurances-III, Kolkata and recorded in Book No. I, CD Volume No. 1903-2018, Pages 68846 to 68890, Being No. 01697 for the year 2018 sold transferred conveyed assured unto and in favour of KIC Resources Limited 13 Cottahs and 9 Chittacks be the same a little more or less comprised in R.S. Dag No. 2986, 2987 and 2988 and R. S. Khatian No. 964, 962 and 963 corresponding L.R. Dag no.5480, 5481, 5483/5631, 5480/5630 and under L.R. Khatian no.2361, 6569 and 6569/1 under Mouza Bhadrakhali, P. S. Uttarpara, J.L. No. 9, A.D.S.R. at Serampore, within the ambit of UttarparaKotrung Municipality being amalgamated Holding Nos. 9, B. G. T. Road, Bhadrakhali, District Hooghly more fully described in the Second Schedule hereunder written.

THAT Smt. Anima Devi and Sri Tapan Kumar Mukhopadhyay, the wife and daughter of Late Naba Kumar Mukhopadhyay respectively were the joint owners of ALL THAT piece and parcel of Bastu Land measuring land area more or less 1(One) Cottah 2 (Two) Chittacks, togetherwith R.T. Shed standing thereon, lying in Mouza- Bhadrakali, J. L. No. 9, comprised in C.S. Dag No. 2989 under C.S. Khatian No. 236, corresponding to R.S. Dag No. 2989, corresponding to L.R. Dag No. 5499 under L. R. Khatian No. 2361, having Municipal Holding No. 10, B. G. T. Road, within the ambit of the Uttarpara-Kotrang Municipality, P.O. – Bhadrakali, P.S. – Uttarpara, A. D. S. R. Office- Uttarpara (previously A.D.S.R. Office- Serampore), District- Hoogly, Pin- 712232, alongwith all easement rights attached thereto with other properties was the joint and absolute property of .

THAT said Smt. Anima Devi and Sri Tapan Kumar Mukhopadhyay sold, conveyed and transferred the aforesaid property in favour of Sri Ashoke Nath Mukhopadhyay (Mukherjee), son of Late Satish Chandra Mukhopadhyay, by virtue of a Deed of Sale executed on 12.12.1962 and duly registered before the office of the Registrar of Assurances, Calcutta and recorded therein in Book No. I, Volume No. 174, Pages 242 to 246, Being No. 6537 for the year 1962.

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THAT thereafter said Shri Asoke Nath Mukhopadhyay (Mukherjee) seized, possessed and occupied the aforesaid property being the sole and absolute owner thereon by mutating his name in the records of the local municipality and also in the settlement office by paying taxes and rents therein in his own name and also by exercising each of his right, title and interest thereupon without any interruption from any corner, whatsoever.

THAT said Asoke nath Mukhopadhyay (Mukherjee) died intestate on 28.09.2015 leaving behind his wife Smt. Maya Mukherjee and only daughter Smt. Ananya Ghosh, as his only legal heirs and successors and after his death have jointly inherited the aforesaid property left by said Asoke Nath Mukhopadhyay (Mukherjee) in accordance with the provisions of the Hindu Succession Act, 1956.

THAT the said Smt. Maya Mukherjee and Smt. Ananya Ghosh sold transferred conveyed the aforesaid land measuring 1(One) Cottah 2 (Two) Chittacks, together with R.T. Shed standing thereon lying in mouza Bhadrakali, J.L. No. 9, comprising Dag no. 5499 under LR Khatian No. 2361, having Municipal holding no. 10B G.T Road, within the ambit of Uttarpara – Kotrung Municipality P.O. Bhadrakali, , P.S Uttarpara, Hooghly, unto and in favour of KIC Resources Limited and the said Deed of Conveyances is duly registered in the office of A.D.S.R. Uttarpara and recorded in Book No. I, 0621-2019, Pages from 3230 to 3248, Being No. 062104403 for the year 2018 And also sold land measuring 1(One) Cottah 2 (Two) Chittacks, together with R.T. Shed standing thereon in mouza Bhadrakali, J.L. No. 9, comprising Dag no. 5499 under LR Khatian No. 2361, having Municipal holding no. 10B G.T Road, within the ambit of Uttarpara – Kotrung Municipality P.O. Bhadrakali, , P.S Uttarpara, Hooghly in favour of KIC Resources Limited and the said Deed of Conveyances is duly registered in the office of A.D.S.R. Uttarpara and recorded in Book No. I, 0621-2019, Pages from 6737 to 6754, Being No. 00109 for the year 2019. The total land measuring 2 Cottah 4 chittaks

THAT the said KIC Resources Ltd. By virtue of Fopur nos. of Deeds became the Owner of All That piece and parcel of Land measuring 6 Bigha 16 Cottahas and 28 Chittacks be the same a little more or less together with brick built structure comprised in L.R. Dag No. 5480, 5480/5630, 5483/5631, 5497, 5499, 5508, 5513/5639, 5488, 5498, 5512, 5513, 5514, 5520, 5481 under L.R. Khatian no. 10202 and 6569 under

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Mouza Bhadrakhali, P. S. Uttarpara, J.L. No. 9, A.D.S.R. at Serampore, within the ambit of Uttarpara Kotrung Municipality being amalgamated Holding Nos. 9, B. G. T. Road, Bhadrakhali, District Hooghly and subsequently applied for mutation of the properties in their name in the record of Uttarpara-Kotrung Municipality.

THAT later the said KIC Resources Ltd. applied for amalgamation of the said two properties described in the First and Second Schedules hereunder written in the record of Uttarpara-Kotrung Municipality vide case no.4540 dated 27.09.2018 and the said amalgamation was approved by Uttarpara-Kotrung municipality vide their order dated 28.12.2018 and after amalgamation the property numbered as 9, B.G.T. Road, P.S. Uttarpara, Ward no.9, Dist. Hooghly – 712232.

THAT the said KIC Resources Ltd. also mutated the amalgamated property in the record of B.L & L.R.O office under L.R. Khatian no.10202 and ---, L.R. Plot/Dag no.5488, 5498, 5512, 5513, 5514, 5520, 5480, 5480/5630, 5483/5631, 5481 Mouza Bhadrakali, J.L. No.9, P.S. Uttarpara, Dist. Hooghly – 712232 measuring a total land area 6Bigha 16 Cottahs 2 Chittack 00 Sq.ft. morefully describe in the Fourth SCHEDULE hereinafter.

That KIC Resources Ltd had obtained a plan sanctioned from Municipality bearing Building Permit No. SWS-OBPAS/1813/2023/0535 dated 25/01/2024 consisting of Basement+ Ground + 12 storied apartments and the car parking spaces whether open or covered within the Project named JALTARANG and the Common Areas and Common Facilities and Amenities thereto upon the said Premises or on the part thereof

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 6 (six) Bighas 1 (one) Cottah 15 (fifteen) Chittaks together with two-storied structure standing thereon having its covered area more or less 800 (eight hundred) Sq. Ft. lying in Mouza - Bhadrakali, J. L. No. 9, being Municipal Holding Nos. 16, 17, 18, 19, 20, 20/1 & 22, Dargatala Ghat Lane and 5 Bishalakshi Ghat Lane, all are within the ambit of the Uttarpara-Kotrung Municipality, P.O. - Bhadrakali, P.S. - Uttarpara, A.D.S.R. Office - Serampore in the District of Hooghly alongwith the right to use the path and passage attached therewith including the rights to use the 12' wide road situated towards southern side of the

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property together with all easement rights attached thereto, comprised in Dag and Khatian Nos.,

THE SECOND SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of Land 13 Cottahs and 9 Chittacks be the same a little more or less together with 600 sq. ft dilapidated one storied brick built structure and 200 sq. ft. tin shed structure comprised in R.S. Dag No. 2986, 2987 and 2988 and R. S. Khatian No. 964, 962 and 963 corresponding L.R. Dag no.5480, 5481, 5483/5631, 5480/5630, 5481 and under L.R. Khatian no.2361, 6569 and 6569/1 under Mouza Bhadrakhali, P. S. Uttarpara, J.L. No. 9, A.D.S.R. at Serampore, within the ambit of Uttarpara Kotrung Municipality being amalgamated Holding Nos. 9, B. G. T. Road, Bhadrakhali, District Hooghly .

THE THIRD SCHEDULE ABOVE REFERRED TO:

All That piece and parcel of Land 2 (Two) Cottah 4 (Four) Chittacks, together with R.T. Shed standing thereon lying in mouza Bhadrakali, J.L. No. 9, comprising LR Dag no. 5499 under LR Khatian No. 2361, having Municipal holding no. 10 B G.T Road, within the ambit of Uttarpara – Kotrung Municipality P.O. Bhadrakali, , P.S Uttarpara, Hooghly.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

AMALGAMATED PREMISES

All That piece and parcel of Land measuring 6 Bigha 16 Cottahas and 9 Chittacks be the same a little more or less together with brick built structure comprised in L.R. Dag No. 5480, 5480/5630, 5483/5631, 5497, 5508, 5513/5639, 5488, 5498, 5512, 5513, 5514, 5520 under L.R. Khatian no.10202 under Mouza Bhadrakhali, P. S. Uttarpara, J.L. No. 9, A.D.S.R. at Serampore, within the ambit of Uttarpara Kotrung Municipality being amalgamated Holding Nos. 9, B. G. T. Road, Bhadrakhali, District Hooghly , West Bengal.

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LIABILITIES OF ENCUMBRANCES

Registration Offices where the searches had been conducted.

Search of the records in respect of the aforesaid Land in the office of ARA, Kolkata, ADSR Serampore, DR Hooghly from 2013 to 2025 revealed no adverse entries .

CERTIFICATE –

This is to certify that one Mr Ranjan Roy, a bonafide Searcher, made necessary searches at the records of the Index I & Index No-II, in the aforesaid registry offices for the period of 14(Fourteen) years i.e. from 2013 to 2025 in respect of the aforesaid premises.

During this period of searching in the said Registration Office , the said searcher has found that there is neither any adverse entry of Sale of land except the Deeds as mentioned hereinbefore.

On the basis of the papers obtained from the offices of Public record and those supplied by the representative of the Owner, it appears that the above mentioned present owner hold, occupy and have good, clear and a fair marketable title over the freehold property mentioned in the caption .



ADVOCATE