Advocate

High Court, Calcutta, Alipore Judges' and Criminal Court

RESIDING AT : Bata Nungi Sami Para, Bata Nagar, Maheshtala, Kolkata 700140.

SEARCH REPORT

Date: 25 5 2025

Municipal Premises No. 6, J. K. Pal Road, being Municipal Assessee No. 41-119-04-0006-6, under K.M.C. Ward No.119, mailing address 9, J.K. Pal Road, Post. Sahapur, Police Station: New Alipore, Kolkata-700038, in the District: 24 Parganas (South).

This is to certify that I have done the necessary Search through my Searching Clark TAPAS MISTRY in the Index-II within the registration records of D.R. & A.D.S.R. at Alipore, D.S.R. II, D.S.R. IV, D.S.R. IV, D.S.R. V, at Alipore, and Addl. Registrar of Assurances I, II, III, & IV at Kolkata offices 2000 to 2025 in connection of the above mentioned Premises. Search Years mentioned in Field Note annexed herewith.

During searching period as per available records of the above registration offices concerned not found any entry or entries in connection with the stated above property as per available records of the registration offices concerned only.

#### TITLE OF THE PROPERTY

**THAT** one <u>Sri Khirode Behari Mukherjee</u>, son of Late Banamali Mukherjee, originally purchased a landed property of <u>16 Cottahs 3</u> Chittacks 174: Sq. Ft. from Binapani Debi, Nilmoni Banerjee and Chintamoni Banerjee by a Bengali Kobala dated 20.08.1953, registered and recorded in Book No. I, Volume No.26, Pages from 227 to 242, Being Deed No. 1786 for the year 1953 at Joint Sub-Registrar Office of Alipore at Behala, Dist. South 24-Parganas and became absolute owner of the said landed property.

THAT said Sri Khirode Behari Mukherjee, during his lifetime sold a portion measuring 7 Cottahs 11 Chittacks 10 Sq. Ft. on the south-western side of his land to Badri Prasad Arora and Gopal Lal Arora in the year 1967, which was duly registered on 08.03.1967, in the office of the Joint Sub-Registrar of Alipore at Behala, South 24-Parganas and recorded in Book No. I, Volume No.10, Pages from 235 to 263, Being No. 963, for the year 1967.

THAT said Sri Khirode Behari Mukherjee, retained as absolute owner of the remaining rest portion of land, measuring about 8 Cottahs 8 Chittaks 71/2 Sq. Ft. since 1967 along with a two storied building standing thereon.

THAT while seized and possessed of the said remaining land 8 Cottahs 8 Chittacks 71/2 Sq. Ft. with structure, the said Sri Khirode Behari Mukherjee, died intestate leaving behind him his Three Sons namely - Sri Nirode Baran Mukherjee, Sri Jayanta Kumar <u>Mukherjee, Sri Sambhu Nath Mukherjee</u> and One Daughter <u>Smt. Geeta Banerjee</u> and One Daughter-in-law <u>Smt. Kalyani</u> Mukherjee, wife of Late Biswanath Mukherjee as his legal heirs.

THAT the aforesaid five heirs of the said Khirode Behari Mukherjee, since deceased thus became the absolute Joint Owners of the said Land and said Two Storied Building at Premises No. 6, Joy Krishna Paul Road (previously 126, Joy Krishna Pal Road), Kolkata - 700038, by way of inheritance as per the Dayabhaga Schools of Hindu Law of Succession Act. 1956 and they mutated their names before the South Suburban Municipality (S.S. Unit). It is stated that after physical measurement the said land is found to have an area of <u>8 Cottahs 34 Sq. Ft</u>. after leaving common passage and drain.

Rayin Brattachan

RAJIV BHATTACHARYYA ADV/OCATE F-1493/1321 of 2004 W/1/221/2005 CALCUTTA HIGH COUNT



Advocate

High Court, Calcutta, Alipore Judges' and Criminal Court RESIDING AT:

Bata Nungi Sami Para, Bata Nagar, Maheshtala, Kolkata 700140.

IHAT by a Deed of Conveyance dated 16.04.2003, registered at the office of ADSR Behala, recorded by Flock No. 1, Volume No..... 27, Pages from 133 to 144, Being No. 1357 for the year 2006 the said Sri Nirode Baran Mukherjee, Sri Jayanta Kumar <u>Mukherjee.</u> <u>Sri Sambhu Nath Mukherjee</u>, <u>Smt. Geeta Banerjee</u> and <u>Smt. Kalyani Mukherjee</u> sold, transferred and conveyed a <u>DEMARCATED PORTION</u> of land measuring more or less <u>1 Cottah 9 Chittacks</u> out of their aforesaid total land measuring about <u>8</u> Cottahs 34 Sq. Ft. along with a kancha structure measuring 80 Sq. Ft. with right to use a 8 feet common passage situated and lying and forming part of West and South of Southern portion of the land at Premises No. 6, Joy Krishna Paul Road, Postal Address 9, Joy Krishna Pal Road (previously 126, Joy Krishna Pal Road), Kolkata - 700038, Ward No.119, under South Suburban Municipality in favour of one Sri Tapan Halder alias Tapan Kumar Halder son of Sri Chittaranjan Halder. It is pertinent to mention that in the Schedule of the said Deed the premises number wrongly was written as 6/9 instead of 9, Joy Krishna Pal Road.

IHAT thus the heirs of Khirode Behari Mukherjee, said Sri Nirode Baran Mukherjee, Sri Jayanta Kumar Mukherjee, Sri Sambhu Nath Mukherjee, Smt. Geeta Banerjee and Smt. Kalyani Mukherjee were seized and possessed of the remaining rest portion of Land measuring more or less 6 Cottahs 7 Chittacks 34 Sq.Ft. together with two storied building thereon, hereinafter called and referred to as the "said property".

**THAT** while thus, seized and possessed of the said property of the aforesaid owners one owner namely Sri Sambhu Nath Mukherjee died intestate on 25.02.2005, leaving behind him surviving his only wife Smt. Manjusree Mukherjee, one married daughter Smt. Sudipta Panda and one son Sri Suprio Mukherjee as his legal heirs and successors and they jointly became the owner of the said property in respect of 1/5th Share left behind by said Shambhu Nath Mukherjee, since deceased with others above named coowners as per the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

IHAI while thus, seized and possessed of the said property out of the aforesaid owners one owner namely - Sri Nirode Baran Mukherjee being a Hindu Bachelor throughout his life died intestate on 14.05.2009 and after his death, his share have been devolved to his only surviving Brothers and Sister according Under Section 8 (General rules of succession in the case of males) of the Hindu Law of Succession Act. 1956, who have become the joint owners of the said property, having their undivided and undemarcated share therein.

THAT while thus, seized and possessed of the said property of the aforesaid owners one owner namely Sri Jayanta Kumar Mukherjee died intestate on 16.06.2020, leaving behind him surviving his only wife Smt. Sooma Mukherjee, and two married daughters namely - Smt. Sujaya Mukherjee and Smt. Sucharita Sanyal as his legal heirs and successors and they jointly became the owner of the said property in respect of 1/4th Share left behind by said Javanta Kumar Mukherjee, since deceased with others above named co-owners as per the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

THAT while thus, seized and possessed of the said property of the aforesaid owners one owner namely Smt. Sujaya Mukherjee died intestate on 03.01.2022, leaving behind her surviving husband Mr. Rupak Kishare Mookerjee, and one un-married daughter namely - Miss. Suranjana Mookerjee as her legal heirs and successors and they jointly became the owners of the said property in respect of the undivided Share left behind by said Smt. Sujaya Mukherjee, since deceased with others above named co-owners as per the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

> Rasin Bhattacha RAJIV BHATTACHARYYA

> > F-1493/1321 of 2004 W/3 / 221 / 2005 CALCUTTA HIGH COURT



Advocate

High Court, Calcutta, Alipore Judges' and Criminal Court

RESIDING AT: Bata Nungi Sami Para, Bata Nagar, Maheshtala, Kolkata 700140.

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THAT while thus, seized and possessed of the said property of the aforesaid owners one owner namely Smt. Geeta Baneriee died intestate on15.10.2019, leaving behind her surviving one son namely- Sri Sriraj Kumar Baneriee, and one married daughter namely - Smt. Malabika Chakraborty as his legal heirs and successors and they jointly became the owner of the said property in respect of 1/4th Share left behind by said Smt. Geeta Banerjee, since deceased with others above named co-owners as per the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

IKAT while thus, seized and possessed of the said property one of the joint Owners namely, Smt. Kalyani Mukherjee, wife of Late Biswanath Mukherjee, daughter-in-law of Khirode Behari Mukherjee, having her undivided and un-demarcated share of the said premises No. 6, Joy Krishna Paul Road, Kolkata – 700038, and she used to reside in South-West Portion ground floor containing of one bed room, one bath and kitchen and one cover space.

ITEM while thus, seized and possessed of the said property, the said Owner namely Smt. Kalyani Mukherjee by a Deed of Conveyance dated 15th January, 2015 registered of the office at A.D.S.R. Alipore, 24-Parganas South, which was duly recorded in Book No. I, CD. Volume No. 2, Pages from 78 to 96, Being No. 00231 for the year 2015, sold, transferred and conveyed her UNDIVIDED and UN-DEMARCATED 1/5th Share measuring about 1 Cottah 4 Chittaks 34 Sq. Ft. be a little more or less out of total land measuring about 6 Cottahs 7 Chittaks 34 Sq. Ft. along with 1/5th UNDIVIDED and UN-DEMARCATED share of Two-Storied Building measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, lying and situated at premises No. 6, J. K. Pal Road, Kolkata-700038 having its Assessee No. 41-119-04-0006-6, and in favour of the said Sri <u>Tapan Halder</u> alias <u>Sri Tapan Kumar Halder</u> son of Sri Chittaranjan Halder.

IHAT in the manner as aforesaid as well as by way of aforesaid both purchase the said Sri Tapan Halder alias Sri Tapan Kumar Halder become the absolute owner of ALL THAT piece and parcel of demarcated and un-demarcated Bastu land measuring about 2 Cottahs 13 Chittaks 34 Sq. Ft. out of Total Land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with 1/5th Undivided and Un-demarcated Share in the said Two-Storied Building, standing thereon measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, after mutation of the said premises known and numbered as Municipal Premises No. 6A, J.K. Pal Road, mailing address 9, J.K. Pal Road, P.S. New Alipore, Kolkata-700038, under K.M.C. Ward No.119, having its Assessee No. 41-119-04-0287-7 and has been enjoying, occupying the same as absolute owner thereof without any interference from any one in any manner whatsoever and he have been jointly enjoying, occupying and possessing the same as absolute owner with other Co-Owners of the said Total Property thereof.

THAT in the manner as aforesaid as well as by way of aforesaid both sell process the said Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty, the parties of the First Part herein become the absolute joint owners of rest portion of the total property as <u>ALL THAT</u> piece and parcel of demarcated and un-demarcated Bastu land measuring about 5 Cottahs 3 Chittaks 00 Sq. Ft. out of Total Land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with rest <u>Undivided</u> and <u>Un-demarcated</u> Share in the said Two-Storied Building, standing thereon measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, after mutation of the said premises known and numbered as Municipal Premises No. 6, J.K. Pal Road, mailing address 9, J.K. Pal Road, within Police Station: New

> RAJIV BHATTACHARYYA ADVOCATE F-1493/1321 of 2004 WS 1221 / 2005 CALCUTTA HIGH COURT

Advocate

High Court, Calcutta, Alipore Judges' and Criminal Court

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Alipore, Kolkata-700038, under K.M.C. Ward No.119, having its Assessee No.41-119-04-0006-6, in the District: 24 Parganas (South) and has been enjoying, occupying the same as absolute joint owners thereof without any interference from any one in any manner whatsoever and they have been jointly enjoying, occupying and possessing the same as absolute owner with other Co-Owners of the said Total Property thereof.

THAT the said Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee, and Smt. Malabika Chakraborty, as undivided Shareholders and/or Co-Owners of the aforesaid Total Property and the First Parties herein decided to develop of the aforesaid property with fully support of other all co-owners of the said property by erecting new building on the said plot of land after demolishing the existing Building standing thereon as per Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

IHAT accordingly Smt. Manjusree Mukherjee, Sri Suprio Mukherjee, Smt. Sudipta Panda, Smt. Sooma Mukherjee, Smt. <u>Sucharita Sanyal, Mr. Rupak Kishore Mookerjee, Miss. Suranjana Mookerjee, Sri Sriraj Kumar Banerjee,</u> and <u>Smt. Malabika</u> Chakraborty, as undivided Shareholder and/or Co-Owner of the aforesaid property and the First Parties herein approached the Developer herein to contact all others Surviving Legal Heirs of the aforesaid property and construct a new "MULTI STORIED BUILDING" on the property after demolition of existing Building standing thereon as per the Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation.

THAT accordingly the Owners herein approached the <u>Developer</u> herein to construct the "BUILDING" on the said property after obtaining the Building Plan to be sanctioned and/or approved by the Kolkata Municipal Corporation after demolition of the existing Building standing thereon.

THAT the Developer after discussion with the Owners/First Parties have agreed to undertake the development work on the said plot of land as per Plan to be sanctioned and/or approved by The Kolkata Municipal Corporation after demolition of the Existing Building standing thereon.

THAT to avoid future complications the Owners and Developers executed and registered a Development Agreement on 27th day of June, 2022, which was duly registered at the office of the Addl. District Sub-Registrar at Behala, which was duly recorded in Book No. I, Volume No. 1607-2022, Page from 287370 to 287418, Being No. 1607-09089 for the year 2022.

THAT thereofter the said Owners executed and registered a Development Power of Attorney on 30th day of June, 2022, in favour of the Developers, which was duly registered at the office of the Addl. District Sub-Registrar at Behala, which was duly recorded in Book No. I, Volume No. 1607-2022, Page from 290968 to 291003, Being No. 1607-09221 for the year 2022.

Radivohattachargy

RAJIV BHATTACHARYYA F-1493/1321 of 2004 WS / 221 / 2005 CALCUTTA HIGH COURT



Advocate

High Court, Calcutta, Alipore Judges' and Criminal Court RESIDING AT:
Bata Nungi Sami Para,
Bata Nagar, Maheshtala,
Kolkata 700140.

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IHAT thereafter said Sri Tapan Halder alias Sri Tapan Kumar Halder, as undivided Shareholders and/or Co-Owners of the aforesaid Total Property decided to sell his undivided share under the aforesaid property with fully support of other all co-owners of the said property to any intending purchaser and Purchasers.

THAT thereafter said Sri Tapan Halder alias Sri Tapan Kumar Halder, by a Deed of Conveyance dated 1st day of March, 2023 registered of the office at A.D.S.R. Alipore, 24-Parganas South, which was duly recorded in Book No. I, Volume No. 1607-2023, Pages from 81064 to 81105, Being No. 1607-02396 for the year 2023, sold, transferred and conveyed her UNDIVIDED and UNDEMARCATED 1/5th Share measuring about 1 Cottah 4 Chittaks 34 Sq. Ft. be a little more or less out of total land measuring about 6 Cottahs 7 Chittaks 34 Sq. Ft. along with 1/5th UNDIVIDED and UN-DEMARCATED share of Two-Storied Building measuring about 2000 Sq. Ft. (Ground Floor 1000 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less, lying and situated at premises No. 6, J. K. Pal Road, Kolkata-700038 having its Assessee No. 41-119-04-0006-6, in favour of the said WS A. B. CONSTRUCTION a Partnership Firm having its Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata -700038, West Bengal, India, represented by its Two Partners namely MR. PRODIP BAG son of Late Becharam Bag, residing at 20, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata -700038, West Bengal, India, AND MR. SOURAY ROY son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata -700038, West Bengal, India.

THAT thereafter said Sri Tapan Halder alias Sri Tapan Kumar Halder, by a Deed of Conveyance dated 1st day of March, 2023 registered of the office at A.D.S.R. Alipore, 24-Parganas South, which was duly recorded in Book No. 1, Volume No. 1607-2023, Pages from 81005 to 81045, Being No. 1607-02397 for the year 2023, sold, transferred and conveyed a DEMARCATED PORTION of land measuring more or less 1 Cottah 9 Chittaks out of their aforesaid total land measuring about 8 Cottahs 34 Sq. Ft. along with a kancha structure measuring 80 Sq. Ft. with right to use a 8 feet common passage situated and lying and forming part of West and South of Southern portion of the land at Premises No. 6A, Joy Krishna Paul Road, being Municipal Assessee No. 41-119-04-0287-7, Postal Address 9, Joy Krishna Pal Road (previously 126, Joy Krishna Pal Road), Kolkata - 700038, Ward No.119, under South Suburban Municipality in favour of the said M/S A. R. CONSTRUCTION a Partnership Firm having its Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal, India, represented by its Two Partners namely MR. PRODIP BAG son of Late Becharam Bag, residing at 20, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal. India, and MR. SOURAY ROY son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata - 700038, West Bengal. India.

THAT in the manner as aforesaid as well as by way of aforesaid both purchase the said WS A. R. CONSTRUCTION a Partnership Firm having its Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal, India, represented by its Two Partners namely MR. PRODIP BAG son of Late Becharam Bag, residing at 20, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal. India, AND MR. SOURAVROY son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal. India, become the absolute joint Owners of ALL THAT piece and parcel of demarcated and un-demarcated Bastu land measuring about 2 Cottahs 13 Chittaks 34 Sq. Ft. out of Total Land measuring about 8 Cottahs 34 Sq. Ft. be a little more or less, together with 1/5th Undivided and Un-demarcated

RAJIV BHATTACHARYYA

F-1493/1321 of 2004 WB / 221 / 2005 CALCUTTA HIGH COURT



Advocate

High Court, Calcutta, Alipore Judges' and Criminal Court

RESIDING AT:

Bata Nungi Sami Para, Bata Nagar, Maheshtala, Kolkata 700140. Share in the said Two-Storied Building, standing thereon measuring about 2000 Sq. Ft. (Ground Floor 1900 Sq. Ft. and First Floor 1000 Sq. Ft.) be a little more or less.

IUAT simultaneously on 24th day of March, 2023 the said M/SA. R. CONSTRUCTION a Partnership Firm having its Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal, India, represented by Its Two Partners namely MR. PRODIP BAG son of Late Becharam Bag, residing at 20, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal. India, AND MR. SOURAV ROY son of Mr. Subrata Roy, residing at 67/1, S. N. Roy Road, Post Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal. India, gifted 1 Chittak of Land out of aforesaid property in favour of the said SMT. MANJUSREE MUKHERJEE, SRI SUPRIO MUKHERJEE, SMT. SUDIPTA PANDA, SMT. SOOMA NUKHERJEE, SWT. SUCHARITA SANYAL, MR. RUPAK KISHORE HOOKERJEE, HISS, SURANJANA HOOKERJEE, SRI SRIRAJ was duly registered at the Office of A.D.S.R. Behala and recorded at Book No. I, Volume No. 1607-2023, Pages from 114546 to 114581, Being Deed No. 1607-03616, for the year 2023 for Amalgamation of the aforesaid all Properties to a Single KUNAR BANERJEE. 4 SMT. NALABIKA CHAKRABORTL as Co-Owners therein, by virtue of a registered <u>DEED OF GIFT</u> which Property and after mutation of the said premises known and numbered as Municipal Premises No. 6, J. K. Pal Road, being New Alipore, Kolkata-700038, in the District: 24 Parganas (South) and has been enjoying, occupying the same as absolute owner thereof without any interference from any one in any manner whatsoever and they have been jointly enjoying, occupying and Municipal Assessee No. 41-119-04-0006-6, under K.M.C. Ward No.119, mailing address 9, J.K. Pal Road, P.O. Sahapur, P.S. possessing the same as absolute owner with other Co-Owners of the said Total Property thereof.

Office at 86, S. N. Roy Road, Post: Sahapur, Police Station: New Alipore, Kolkata – 700038, West Bengal, India, & SUT. MANJUSREE I hereby certify that the above mentioned <u>PROPERTY</u> of said owners as **M.S.A. R. CONSTRUCTION** a <u>Partnership Firm</u> having its NUKHERJEE, SRI SUPRIO NUKHERJEE, SMT. SUDIPTA PANDA, SMT. SOOMA NUKHERJEE, SMT. SUCHARITA SANYAL, MR. RUPAK KISHORE MOOKERJEE, MISS. SURAKJANA MOOKERJEE, SRI SRIRAJ KUMAR BANERJEE, & SMT. MALABIKA CHAKRABOKTY, and the said Property is free from all sorts of encumbrances, charges, liabilities, liens and lispendences, attachments of any kid whatsoever and the said property has an absolutely clear, free and marketable title.

Field Notes and Search Receipts enclosed herewith;

Search Regn. No. CC 467303, Search Regn. No. CC 467304, Search Regn. No. CC 467305, Search Regn. No. CC 467306, Search Regn. No. CC 467306,

Search Regn. No. CC 025370, Search Regn. No. CC 025371, Search Regn. No. CC 025372, Search Regn. No. CC 025373, Cheeked By:

Radiv Bhattachary,
Radiv BHATTACHARY,
ADVOCATE
F-1493/1321 of 2004
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CALCUTTA HIGH COURT

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9. Fees paid under Article

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Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).

From whom received

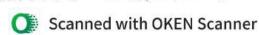
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SPL/Kolkata-56



## Receipt for Fees Deposited for Search or Inspection

-	1. Serial Number of application
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Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).



9. Fees paid under Article —

F (1) (i)

F (2) (ii)

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# Receipt for Fees Deposited for Search or Inspection

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Name of person or property to be searched
5. Nature of document
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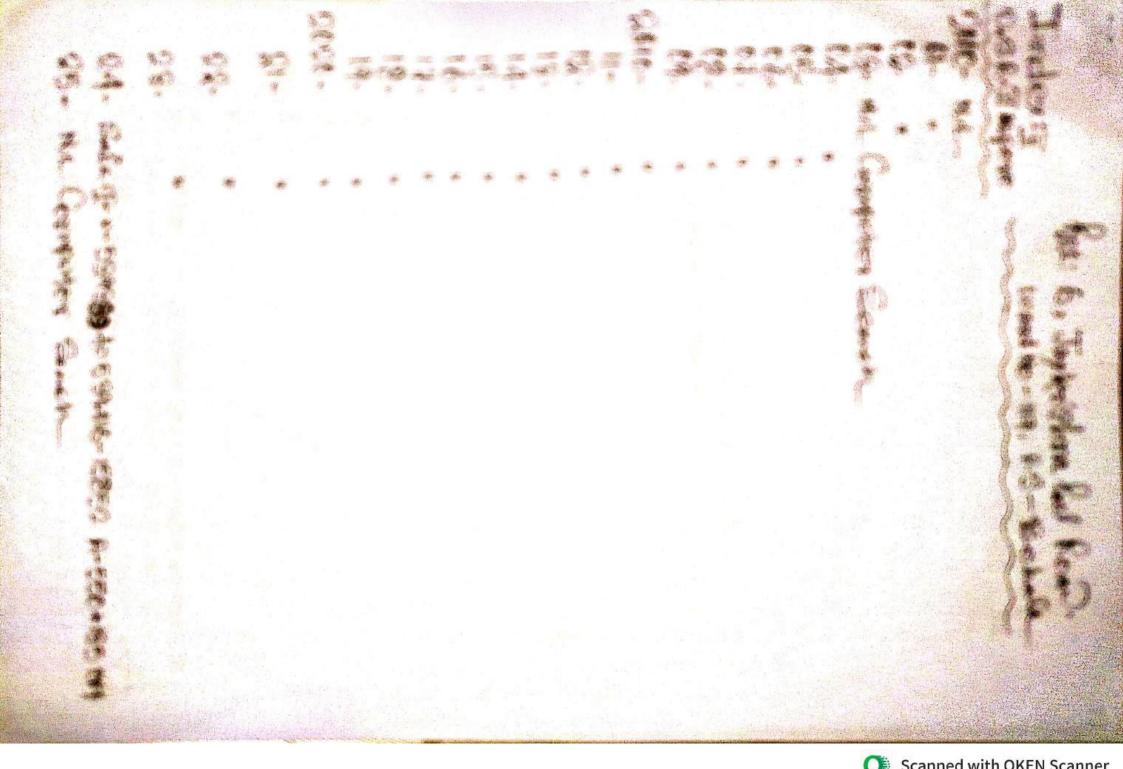
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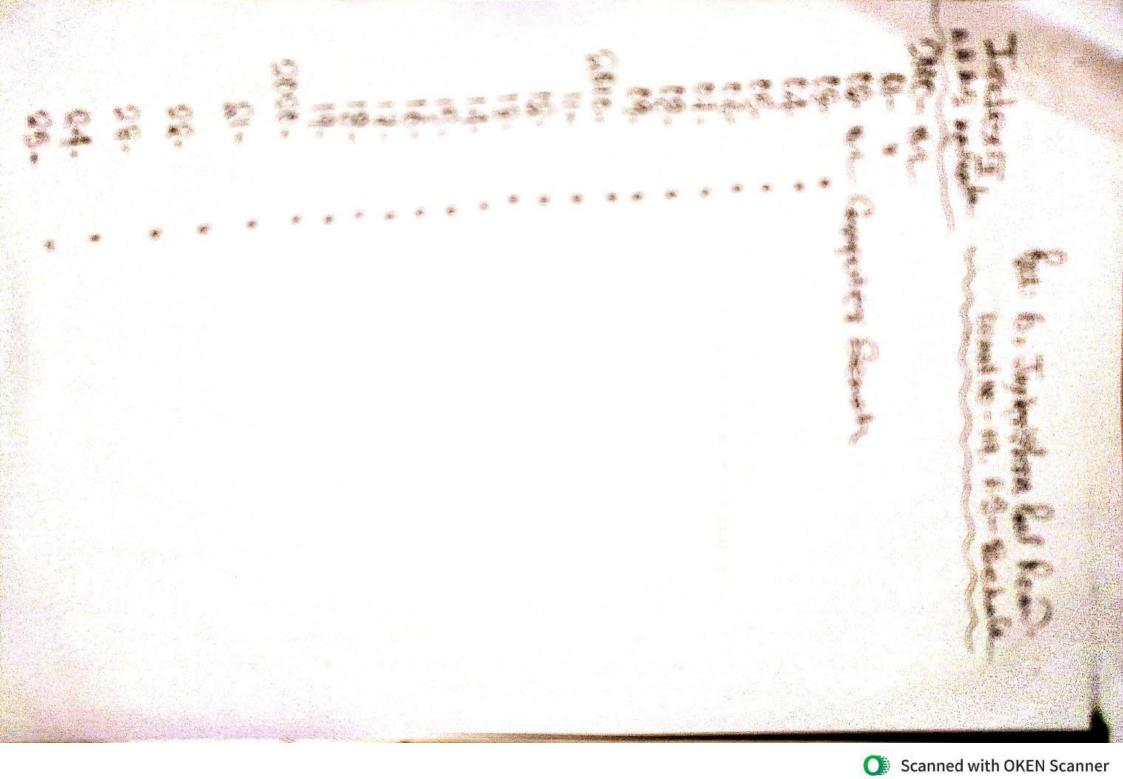
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