

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET 6TH FLOOR
KOLKATA - 700 001

TO WHOM IT MAY CONCERN

REF: ALL THAT Sali (Agricultural) Land admeasuring 10 (Ten) decimals, being the demarcated portion of Dag No. 128/834 appertains to R.S. & L.R. Khatian Nos. 238, 116 in Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the District of South 24 Parganas, (herein after referred to as the said landed property).

PRESENT OWNERS: (1) DIGBASAN BANERJEE (2) SRI DHURJOTI BANERJEE
both sons of Late Radharaman Banerjee

We certify that the necessary searches have been caused by Registered Searcher – Nayan Chand Pakiran, Registration No. Junior – 15238/Senior – 438, in the offices of Additional Registrar of Assurances-I, Kolkata, District Sub Registrar at Alipore and Additional District Sub-Registrar, Baruipur in respect of any entry of transfer of the said landed property or part thereof during the year 1985 to 2014(Part)and perused the searcher's report dated 02.07.2014 and 03.07.2014. No entry has been found save and except the aforesaid deed of sale.

S N	DEED PARTICULARS		AREA (decim al)	VENDOR(S)	PURCHASER(S)
	RO/BK-VOL-PAGE	DEED NO./YEAR			
1	BRA/I-19-3202 - 3210	5781/2011	10	1. Chammad Ali Khan 2. Yusuf Ali Khan	(1) Digbasan Banerjee (2) Sri Dhurjoti Banerjee

DEVOLUTION OF TITLE:

- A. One Chammad Ali Khan and Yusuf Ali Khan were the lawful and recorded owners of land admeasuring 10 decimals appertaining to R.S. /L.R. Dag No. 128/834, R.S. Khatian No.238, 116 of Mouza – Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. – Baruipur in the district of South 24 Parganas.
- B. The said Chammad Ali Khan and Yusuf Ali Khan while seized and possessed of the said landed property, through their constituted attorney Farid Khandakar registered on 23.02.2010 vide deed No. IV – 175/2010 sold, transferred, assured, assigned and

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conveyed their entire shares in total property equivalent to 10 decimals appertaining to R.S. /L.R. Dag No. 128/834 by the registered deed of sale and the deed of sale was registered with the office of ADSR Baruipur and was recorded in Book No. I, CD Volume No. 19 Pages 3202 to 3210 being No. 05781 for the year 2011 to Digbasan Banerjee and Dhurjoti Banerjee for the consideration mentioned therein absolutely forever and free from all encumbrances [subject to verification of Power of Attorney which is not handed over to us];

- C. Thus in the aforesaid manner, the said Digbasan Banerjee and Sri Dhurjoti Banerjee became the absolute owners of the land admeasuring 10 decimals of R.S. & L.R. Plot no. 128/834 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas and have good marketable title thereto;

The entire devolution of title as stated above has been derived from various deeds (Certified/~~Photo~~ Copy and from Physical Inspection of original deeds which were provided to us).

Pursuant to the aforesaid entries it appeared that the present owners are absolute owners of the land admeasuring 0.10 Acres of R.S. & L.R. Plot No. 128/834 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the District of South 24 Parganas.

The present L R Record stands in the following names:

J.L. No. 16, Mouza - Sultanpur, P.S. - Baruipur					
Plot No.		Classification		Total Area of Plot (Acre)	
128/834		Shali		0.10	
Khatian No.	Owner Name	Father/Husband	Share	Share Area (Acre)	Remarks
238	Chhamad Ali Khan	Ershad Kha	0.5000	0.05	Nil
116	Yusuf Ali Khan	Ershad Kha	0.5000	0.05	Nil

In addition to the search at the concerned Registry office we have caused necessary searches to be made in the following offices and the report are as follows:

The Report of

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1. B.L. & L.R.O, Baruipur: No case is found u/s. 14(T) and 14(U) of the WBLR ACT.1955. Though we have applied for certified copy of R-O-R, but due to shortage of R-O-R form, the certified copy of R-O-R could be supplied to us. (Photo Copy of office Report dated 30.09.2013 downloaded from the official website of B.L. & L.R.O. i.e. www.banglarbhumi.gov.in is attached herewith Page 6A-6C).
2. Office of the C.A. under Urban Land Ceiling Department: The said landed property does not come within the purview of urban land ceiling. (Photo Copy of office Report dated 25.07.2014 is attached herewith Page - 7).
3. The Report of Land Acquisition Department is follows: No case is found under the L.A.ACT.1894. [Photo Copy of office Report dated 02.09.2014 is attached herewith Page - 6D].
4. The Report of Court searches at Baruipur is as follows: No Title Suit / Money Suit are pending in the Court of the Civil Judge (Jr. Div.)1st Court and the Civil Judge (Sr. Div.) at Baruipur, South 24 Parganas in the name of the present owners involving the said landed property. (Photo Copy of office Report dated 02.09.2014 is attached Page 12-15).
5. Mutation status: The Land admeasuring 10 decimals in respect of Dag No. 128/834 is not mutated in the name of present vendors.

We certify that the present owners of the said landed property are Digbasan Banerjee and Sri Dhurjoti Banerjee and the said landed property has marketable title thereto.

The receipts for the relevant searches alongwith the inspection slip are enclosed herewith.

Date: 30th September, 2014

Yours faithfully



Advocate