

No. REGN CC 086326

## Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 15326
2. Date of application ..... 12.12.15
3. Search for the year (s) ..... 2015-25
4. Name of office to which the record to be searched or inspected relates ..... n
5. Name of person or property to be searched ..... 7
6. Nature of document .....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) with Deewpers  
put 24
8. From whom received ..... A. K. Bhunia
9. Fees paid under Article —  
F (1) (i) 22/-  
F (2) (ii)  
F (2)

..... Registrar of .....

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

Date of Application: 20-02-2025

Serial No of Application	1504002197/2025	Search No	1504002197/2025
Search for the Years	From 2005 To 2025	Record Available	From 01/01/2001 onwards
Name of Person to be Searched	First Name : NITU DEVELOPERS PVT LTD Last Name :		
From whom Received	A K BHAUMIK		
Fees Paid under Articles	F1(i) 2/-	F1(ii)	20/-

Search Result: No Record Found

( Mrs Sukanya Talukdar )  
A.D.S.R. BIDHAN NAGAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR



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

Date of Application: 20-02-2025

Serial No of Application	1523002579/2025	Search No	1523002579/2025
Search for the Years	From 2012 To 2025	Record Available	From 22/11/2012 onwards
Name of Person to be Searched	First Name : NITU DEVELOPERS Last Name : PVT LTD		
From whom Received	A K Bhaumik		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 13/-	

Search Result: No Record Found



( Mr Sanjoy Basak )

A.D.S.R. RAJARHAT

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



*Arun Kumar Bhaumik*  
Advocate  
Kolkata High Court



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19.03.2025

Date .....

REPORT ON TITLE

Re: ALL THAT the Various pieces and parcels of "SHALI" land or ground including the passage or roadway and containing by estimation an area of **74.14 Decimal more or less** comprised in R.S. & L.R. Dag No. 5102, 5107, 5108, 5115, 5116, 5121, 5127, 5145, 5147, 5149, 5150, 5173, 5174, 5175, 5175/5229, 5179, 5181, 5182, 5183, 5185 under L.R. Khatian No. 4606, at Mouza – Matigachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

I have examined the title deeds produced by the Owner's, I state below the devolution of title on the basis of the title deeds examined by me as follows : -

WHEREAS by a Deed of Conveyance dated 24.04.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 60340 to 60364, Being No. 150302362 for the year 2017, Arif Mahammad Tarafdar, described therein as Vendor sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area 04.54 Decimals out of 04.54 Decimal comprised in

an area 02.55 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 01.41 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.58 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

being total area 04.54 Decimal with other properties comprised in R.S. & L.R. Dag No. 5115, 5175, 5179 under L.R. Khatian No. 3143, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, at present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 379264 to 379297, Being No. 190410068 for the year 2017, Karim Box Molla, Ibrahim Molla, Asrail Molla and Nur Jahan Bibi, described therein

as Vendors sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the

*Arun Kumar Bhaumik*  
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 Kolkata High Court



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Purchaser, ALL THAT piece or parcel of "Shali" land measuring an area 04.89 Decimals out of 04.89 Decimal comprised in

an area 01.18 Decimal out of 201 Decimal comprised in R.S. & L.R. Dag No. 5107,  
 an area 01.47 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,  
 an area 00.25 Decimal out of 43 Decimal comprised in R.S. & L.R. Dag No. 5116,  
 an area 00.02 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,  
 an area 00.81 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,  
 an area 00.33 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,  
 an area 00.83 Decimal out of 89 Decimal comprised in R.S. & L.R. Dag No. 5182,

being total area 04.89 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5107, 5115, 5116, 5127, 5175, 5179, 5182 under L.R. Khatian No. 2701, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 379298 to 379341, Being No. 190410071 for the year 2017, Mekail Sha, Sariful Sha, Rejaul Sha and Anura Bibi, described therein as Vendors sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.31 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,  
 an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,  
 an area 00.35 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,  
 an area 00.47 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,  
 an area 04.45 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,  
 an area 00.31 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,  
 an area 00.43 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,  
 an area 01.38 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,  
 an area 01.18 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,  
 an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,



*Arun Kumar Bhaumik*  
*Advocate*  
*Kolkata High Court*



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an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,  
 an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,  
 being total area 09.08 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121.  
 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149 and 5150 under R.S. Khatian No. 190 & 2523, L.R.  
 Khatian No. 1754, 1755, 2147, 2154, 2156 & 2160, at Mouza – Matiagachha, Police Station – Barasat now  
 Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, Pargana Anowarpur, within the local limit of Kirtipur – II  
 Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional  
 Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 382924 to 382966, Being No.  
 190410072 for the year 2017, Mekail Sha, Sariful Sha, Rejaul Sha and Anura Bibi, described therein as Vendors  
 sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL  
 THAT piece or parcel of "Shali" land measuring

an area 00.31 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,  
 an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,  
 an area 00.35 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,  
 an area 00.46 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,  
 an area 04.45 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,  
 an area 00.31 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,  
 an area 00.42 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,  
 an area 01.38 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,  
 an area 01.18 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,  
 an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,  
 an area 00.05 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,  
 an area 00.05 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,  
 being total area 09.02 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121,  
 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149, 5150 under R.S. Khatian No. 190 & 2523, L.R.  
 Khatian No. 1754, 1755, 2147, 2154, 2156, & 2160, at Mouza – Matiagachha, Police Station – Barasat now



*Arun Kumar Bhaumik*  
*Advocate*  
*Kolkata High Court*



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**19.03.2025**

*Date .....*

Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 395003 to 395046, Being No. 190410065 for the year 2017, Mekail Sha, Sariful Sha, Rejaul Sha and Anura Bibi, described therein as Vendors sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.32 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,  
 an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,  
 an area 00.36 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,  
 an area 00.47 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,  
 an area 04.45 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,  
 an area 00.32 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,  
 an area 00.43 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,  
 an area 01.38 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,  
 an area 00.99 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,  
 an area 00.04 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,  
 an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,  
 an area 00.06 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,

being total area 08.92 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5121, 5145, 5147, 5173, 5174, 5108, 5181, 5183, 5185, 5102, 5149, 5150 under R.S. Khatian No. 190 & 2523, L.R. Khatian No. 1754, 1755, 2147, 2154, 2156, & 2160, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 383022 to 383054, Being No. 190410073 for the year 2017, Rafikul Islam and Md. Muchha Haque Sha, described therein as Vendors sold,



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transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 01.03 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

an area 00.56 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,

an area 00.23 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,

an area 00.91 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,

an area 01.23 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,

being total area 03.96 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5108, 5181 under L.R. Khatian No. 3141, 2145, 1754 & 1755, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.02.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 26504 to 26531, Being No. 150301068 for the year 2017, Hannan Sha and Hamidon Nechha Bibi, described therein as Vendors sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.36 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,

an area 00.36 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,

an area 00.05 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,

an area 00.10 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,

an area 00.53 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,

an area 01.33 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,

an area 00.50 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,

an area 01.58 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,

an area 01.29 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,

being total area 06.10 Decimals comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174, 5181, 5183, 5185 under L.R. Khatian No. 1689, 2153, 2156, 1754 & 1755 at Mouza – Matiagachha, Police



*Arun Kumar Bhaumik*  
*Advocate*  
*Kolkata High Court*



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19.03.2025

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Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, at present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

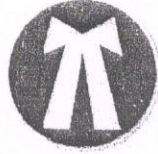
AND WHEREAS by a Deed of Conveyance dated 23.02.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 26473 to 26503, Being No. 150301067 for the year 2017, Mannan Sha, Sahan Sha and Omar Ali Sha, described therein as Vendors sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 00.21 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,  
 an area 00.21 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5121,  
 an area 00.03 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5145,  
 an area 00.25 Decimal out of 19 Decimal comprised in R.S. & L.R. Dag No. 5147,  
 an area 00.31 Decimal out of 25 Decimal comprised in R.S. & L.R. Dag No. 5173,  
 an area 02.40 Decimal out of 200 Decimal comprised in R.S. & L.R. Dag No. 5174,  
 an area 00.29 Decimal out of 23 Decimal comprised in R.S. & L.R. Dag No. 5181,  
 an area 00.92 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,  
 an area 00.75 Decimal out of 60 Decimal comprised in R.S. & L.R. Dag No. 5185,  
 being total area 05.37 Decimals comprised in R.S. & L.R. Dag No. 5108, 5121, 5145, 5147, 5173, 5174,  
 5181, 5183, 5185 under L.R. Khatian No. 1689, 2140, 2141, 2142, 2153, 2156, 1754 & 1755, at Mouza –  
 Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146, at present  
 Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North  
 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 03.03.2017 registered at the Office of the Addl. District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2017, Pages from 31076 to 31103, Being No. 150301248 for the year 2017, Ebrahim Molla & Surab Uddin Molla, described therein as Vendors sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land measuring

an area 02.83 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115,

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an area 02.00 Decimal out of 155 Decimal comprised in R.S. & L.R. Dag No. 5175,  
 an area 00.67 Decimal out of 64 Decimal comprised in R.S. & L.R. Dag No. 5179,  
 an area 00.03 Decimal out of 04 Decimal comprised in R.S. & L.R. Dag No. 5127,  
 an area 00.09 Decimal out of 12 Decimal comprised in R.S. & L.R. Dag No. 5175/5229,  
 being total area 05.62 Decimals comprised in R.S. & L.R. Dag No. 5115, 5175, 5179, 5127 & 5175/5229  
 under L.R. Khatian No. 3146 & 3012, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No.  
 187, R.S. No. 154, Touzi No. – 146, at present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur  
 – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 29.01.2019 registered at the Office of the Addl.  
 District Sub-Registrar Barasat copied in Book No. I, Volume No. 1503-2019, Pages from 22609 to 22634, Being  
 No. 150300499 for the year 2019, Enayet Ali, described therein as Vendor sold, transferred and conveyed to Nitu  
 Developers Private Limited, described therein as the Purchaser, ALL THAT piece or parcel of "Shali" land  
 measuring an area 04.27 Decimal out of 283 Decimal comprised in R.S. & L.R. Dag No. 5115, under L.R.  
 Khatian No. 2684, at Mouza – Matiagachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154,  
 Touzi No. – 146 at present Touzi No. 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram  
 Panchayet, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 23.09.2017 registered at the Office of the Additional  
 Registrar of Assurances. IV, copied in Book No. I, Volume No. 1904-2017, Pages 379204 to 379236, Being No.  
 190410064 for the year 2017, Safik Sha, Sariful Sha, Saiful Sha and Rabiul Sha, described therein as Vendors  
 sold, transferred and conveyed to Nitu Developers Private Limited, described therein as the Purchaser, ALL  
 THAT piece or parcel of "Shali" land measuring

an area 02.13 Decimal out of 17 Decimal comprised in R.S. & L.R. Dag No. 5108,  
 an area 09.25 Decimal out of 74 Decimal comprised in R.S. & L.R. Dag No. 5183,  
 an area 00.25 Decimal out of 02 Decimal comprised in R.S. & L.R. Dag No. 5102,  
 an area 00.37 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5149,  
 an area 00.37 Decimal out of 03 Decimal comprised in R.S. & L.R. Dag No. 5150,



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*Date* .....

being total area 12.37 Decimal with other properties under comprised in R.S. & L.R. Dag No. 5108, 5183, 5102, 5149, 5150 under L.R. Khatian No. 2152, at Mouza – Matigachha, Police Station – Barasat now Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 now 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

AND WHEREAS Nitu Developers Private Limited, is thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area “SHALI” land measuring an area **74.14 Decimal** more or less comprised in R.S. & L.R. Dag No. **5102, 5107, 5108, 5115, 5116, 5121, 5127, 5145, 5147, 5149, 5150, 5173, 5174, 5175, 5175/5229, 5179, 5181, 5182, 5183, 5185** under L.R. Khatian No. **4606**, at Mouza – Matigachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi No 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas.

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	AREA (In Decimal)	NAME
5102	4606	00.36	Nitu Developers Private Limited
5107	4606	01.18	Nitu Developers Private Limited
5108	4606	04.55	Nitu Developers Private Limited
5115	4606	12.15	Nitu Developers Private Limited
5116	4606	00.25	Nitu Developers Private Limited
5121	4606	01.51	Nitu Developers Private Limited
5127	4606	00.05	Nitu Developers Private Limited
5145	4606	00.19	Nitu Developers Private Limited
5147	4606	01.41	Nitu Developers Private Limited
5149	4606	00.54	Nitu Developers Private Limited
5150	4606	00.54	Nitu Developers Private Limited
5173	4606	02.24	Nitu Developers Private Limited
5174	4606	17.08	Nitu Developers Private Limited
5175	4606	04.78	Nitu Developers Private Limited
5175/5229	4606	00.09	Nitu Developers Private Limited

*Arun Kumar Bhaumik*  
Advocate  
Kolkata High Court



63/21, DUM DUM ROAD  
(Surer Math)  
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Phone : 033 3595 3825  
Mobile : 9830038790  
E-mail : arun\_bhoumik@yahoo.com

19.03.2025

Date .....

5179	4606	01.81	Nitu Developers Private Limited
5181	4606	03.30	Nitu Developers Private Limited
5182	4606	00.83	Nitu Developers Private Limited
5183	4606	15.89	Nitu Developers Private Limited
5185	4606	05.39	Nitu Developers Private Limited
TOTAL AREA -		74.14 Decimal	

2. I have made searches for encumbrances in respect of the property from the year 2005 to 2025, at the office of Addl. District Sub-Registrar Bidhannagar Salt Lake City, from the year 2012 to 2025, at the office of Addl. District Sub-Registrar Rajarhat, from the year 2005 to 2025, at the office of District Sub Registrar - I, North 24-Parganas, and from the year 2005 to 2025, Addl. Registrar Assurances, Kolkata, and have found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.

3. I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the any competent authorities. I certify that all rents, taxes and other public dues payable in respect of the property have been paid in full up to date.

4. That the land is not affected by the preview of U.L. (Ceiling & Regulation) Act, 1976.

5. I certify that **NITU DEVELOPERS PRIVATE LIMITED**, has acquired a valid and marketable title to the property and the property is free from all encumbrances and attachments and fit for equitable mortgage.

ARUN KUMAR BHAUMIK

Advocate

Calcutta High Court

Registration No. : W.B. 905/1983

19.3.2025