

SOMESH MISHRA,
Advocate,
Alipore Court & other allied Courts

Niloy Prokash Gangoli
Partner
NILOY PROKASH GANGOLI
& **GAUTAM DEY**
As a Constituted Attorney of
SRI SUSANTA MALLICK
SRI NILOY PROKASH GANGOLI
SMT SUCHISMITA MUKHERJEE

Residence-cum-Chamber
"Maheshwar" 52, Commint Pa
(Near Peerless Hospital
P.O. & P.S. Panchasaya
Kolkata-700 094
Mobile : 9051446430
Email:mishrasomesh08@gmail

Dated : 07.05.20

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : ALL THAT piece and parcel of a Bastu land measuring about 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr. situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121, also lying within The K.M.C. Ward No.109, known as K.M.C. Premises No.3413, Nayabad, under P.S. Panchasayar, Kolkata – 700 094.

PRESENT LAND OWNERS:

(1) **SRI SUSANTA MALLICK**, son of Kuber Chandra Mallick, residing at Urbana, Tower 6, Flat No 2304, 23rd Floor, 783 Anandapur, P.O.- EKTP, P.S. Anandapur, Kolkata-700107 (2) **SRI NILOY PROKASH GANGOLI**, son of Late Jaso Prokash Gangoli, residing at 27 Dehi Serampur Road, P.O. Linton Street, P.S. Beniapur, Kolkata-700014 and (3) **SMT SUCHISMITA MUKHERJEE**, daughter of Surajit Kumar Tagore and wife of Mr. Aniruddha Mukherjee, residing at Urbana, Tower 4, Flat No 0103, 783 Anandapur, P.O. EKTP, P.S. Anandapur, Kolkata-700 107.

I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2002 to 07.05.2025 and I have gone through the title Deed, link Deeds, Record of Right, copy of the mutation certificate of B.L.&L.R.O., Conversion Certificate and K.M.C. Mutation Certificate, paid up tax bill of K.M.C., etc. in respect of the property. My search report is as follows.

WHEREAS one Jugal Charan Mondal, son of Krishnna Prasanna Mondal, Sri Rash Behari Mondal, Sri Somnath Mondal, Sri Pareshnath Mondal, Sri Anadi Mondal, Sri Ashok Nath Mondal, Smt. Minakshi Manna and Smt. Reba Sarkar all sons and daughters of Late Manindra Nath Mondal, became the joint and absolute owners of landed property measuring an area of 40 (Twenty) Bighas more or less, lying and situated at Mouza- Nayabad, former Khatian No. 5 and 6 and presently R.S. Khatian Nos. 113, 115, 117, 119, 212. 124, 126, 128, 130, 132, 138, 135, 137, 139, 143, and 146, Touzi No.56, being Dag Nos. 104 and 105 and also other Dags, under the then Jadavpur Municipality, presently under the limits of The Kolkata Municipal Corporation, Police Station-

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Niley Kumar Ganguli

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formerly Tollygunge, then Jadavpur and thereafter P.S. Kasba, thereafter Police Station Purba Jadavpur, presently P.S. Panchasayar, in the District of South 24 Parganas.

AND WHEREAS thus being well seized and possessed of the aforesaid property said Jugal Charan Mondal, son of Krishna Prasanna Mondal, Sri Rash Behari Mondal, Sri Somnath Mondal, Sri Pareshnath Mondal, Sri Anadi Mondal, Sri Ashok Nath Mondal, Smt. Minakshi Manna and Smt. Reba Sarkar all sons and daughters of Late Manindra Nath Mondal disposed of a Sali land and property measuring an area of 5 (Five) Bighas 1 (One) Cottah 9 (Nine) Chittacks be the same a little more or less one Baruna Chowdhury, wife of Bibhuti Bhusan Chowdhury, by virtue of a Bengali registered Deed of Sale which was duly registered on 14.03.1973, registered before the then Sub-Registrar at Alipore and duly recorded in Book No.1, Volume No. 36, Pages 147 to 156, Being No. 1190 for the year 1973.

AND WHEREAS being thus well seized and possessed of ALL THAT the aforesaid land measuring an area of 5 (Five) Bighas 1 (One) Cottah 9 (Nine) Chittacks the said Baruna Chowdhury had been enjoying the said property as the sole and absolute owner.

AND WHEREAS (1) one Sandhya Orang, wife of Late Rabi Orang, (2) Sukhchand Orang, son of Late Basudeb Orang, (3) Sanatan Orang and (4) Kanta Orang, both sons of Late basudeb Orang were the farmers who jointly looked after the said land under the said Baruna Chowdhury and consideration of love and affection Baruna Chowdhury gifted a demarcated part of the land measuring an 5 (Five) Cottahs out of her total land area of 5 (Five) Bighas 1 (One) Cottah 9 (Nine) Chittacks lying and situated at Mouza- Nayabad, J.L. No.25, Touzi No. 25, under R.S. Khatian Nos. 113, 115, 117, 119, 212. 124, 126, 128, 130, 132, 138, 135, 137, 139, 143, and 146, being Dag No. 104, under the then Jadavpur Municipality, presently under the limits of Kolkata Municipal Corporation, Police Station- formerly Tollygunge, formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, presently Police Station- Panchasayar, in the District of South 24 Parganas. By virtue of a registered Bengali Deed of Gift dated 19th June, 1991 which was duly registered before the Office of the Additional District Sub-registrar at Sealdah, South 24 Parganas and recorded in Book No.1, Volume No.14, Pages 343 to 352, Being No. 762 for the year 1991, morefully mentioned in the Schedule there hereunder written, hereinafter called as the 'SAID PROPERTY'.

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AND WHEREAS thus by virtue of the said Bengali registered Deed of Gift dated 19.06.1991 the said Sandhya Orang and others became the joint owners of the said property each having undivided 1/4th share.

AND WHEREAS thus while being well seized and possessed of the said property the said Sandhya Orang, widow of Rabi Orang died intestate on 23.10.2000, leaving behind her three sons and two married daughters namely Sri Shibnath Orang, since deceased Sri Krishna Kanta Orang, Sri Nirmal Orang, Smt. Radhi Orang and Smt. Chaya Orang respectively as her only legal heirs and successors and accordingly they jointly inherited her undivided 1/4th share or interest of the aforesaid property by virtue of inheritance and in terms of Hindu Succession Act, 1956.

AND WHEREAS the eldest son of said Sandhya Orang since deceased namely Sibnath Orang died intestate on 21.04.2002 leaving behind his wife namely Smt. Gouri Orang and only son namely Sri Dilip Orang as his only legal heir/heiress as her successors and representatives as per the provisions of the Hindu Succession Act 1956 and thus the legal heir/heiress of Sibnath Orang since deceased became the joint Owners of the share of said Sibnath Orang since deceased.

AND WHEREAS said Sukhchand Orang, son of Late Basudeb Orang died intestate on 27.12.2005 leaving behind his wife namely Smt. Chapala Orang, his only son, Sri Amal Orang and unmarried daughter Kumari Pratima Orang and his married daughter Smt. Ashima Patra, wife of Sri Pradip Patra as his legal heiresses/heir and representatives as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS thus the legal heirs/heiresses of Sukhchand Orang became the joint owners of the undivided 1/4th share left by him.

AND WHEREAS rest Sri Sanatan Orang and Sri Kanta Orang are alive and thus each of them becomes the owner of the undivided 1/4th share of the said property.

AND WHEREAS in that circumstance Smt. Gouri Orang, Sri Dilip Orang, Sri Krishna Kanta Orang, Sri Nirmal Orang, Smt. Radhi Orang, Smt. Chaya Orang, Smt. Chapala Orang, Sri Amal Orang, Kumari Pratima Orang, Smt. Ashima Patra, Sri Sanatan Orang, Sri Kanta

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Orang, became the joint owners of the said property and possessed of and /or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely absolutely and without any interruptions from any corner together with right to sell, convey and/or transfer the same peacefully, freely absolutely and without any interruptions from any corner together with rights to sell, convey and/pr transfer the same to any intending buyer or buyers at any consideration or under any terms and conditions.

AND WHEREAS with a view to sell out the said property aforesaid Smt. Gouri Orang & 11 Ors jointly obtained an Order from the Office of the Project Officer- cum- District Welfare Officer Backward Classes Welfare (New Treasury Building 5th Floor), South 24 Parganas Alipore , Kolkata- 700 027 vide memo No. 951/BCW/Resv. Cell/Land dated 03.03.2012 Case No. 11/TW of 2011-12 of Gouri Orang and 11 others dated 02.03.2012 and also from West Bengal Land Reforms and Tenancy Tribunal 4th Bench issued by the Hon'ble Mr. P.K. Chakraborty Judl. Member & The Hon'ble Md. A. Mondal, Admn. Member, vide Case No. OA-2932/2011 (LRTT) vide Case of Sri Krishna Kanta Orang and others Vs. State of W.E. & Ors. Dated 07.02.2012.

AND WHEREAS with a view to sell out the said property being ALL THAT piece and parcel of a plot of gross land measuring an area of 5 (Five) Cottahs situated Mouza- Nayabad, J.L. No.25, under present R.S. Khatian Nos. 117, 119 and 121, Touzi No.56, being Dag No. 104, under Ward No. 109, Borough No.XII, under the then Jadavpur Municipality, presently under the limits of The Kolkata Municipal Corporation, Police Station- formerly Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar in the District of South 24 Parganas., particularly mentioned in the Schedule hereunder written said Smt. Gouri Orang & 11 ors have entered into an Agreement of Sale dated 23.02.2012 with the present vendor herein i.e. the Purchaser therein for valuable consideration under some terms and conditions mentioned thereon free from all sorts of encumbrances.

AND WHEREAS by virtue of a registered Deed of Sale dated 26.04.2012, registered at DSR III, Alipore and recorded into Book No.1, CD Volume No.8, at Pages 4624 to 4647, Deed No.03611 for the year 2012, said Smt. Gouri Orang & 11 Ors jointly sold, conveyed, transferred, assigned and granted the above mentioned plot of land measuring an area of 5 (Five) Cottahs situated Mouza- Nayabad, J.L. No.25, under R.S. Khatian Nos. 117, 119 and 121, Touzi No.56,

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being R.S. Dag No. 104, under Ward No. 109, Borough No.XII, in favor of the M/s Prompt Fincom Private Limited and its registered Office at 7, Bhabanath Sen Street, Police Station- Tala, Kolkata- 700 004, represented by Sri Uttam Kumar Shaha, son of Late Badal Shaha, residing at 7, Bhabanath Sen Street, Police Station- Tala, Kolkata- 700 004.

AND WHEREAS after purchase said M/s Prompt Fincom Private Limited recorded its entire purchased plot of land in the record of the BL& LRO vide Mutation Case No.758 of 2012 and the Learned BLRO has issued the Mutation Certificate in favor of the said M/s Prompt Fincom Private Limited measuring land area of 04 (Four) Cottahs 13 (Thirteen) Chittacks 7 (Seven) Sq.ft..

AND WHEREAS thereafter said M/s Prompt Fincom Private Limited has mutated and recorded its name in the record of the K.M.C .known as **KMC Premises No.3413, Nayabad**, within the KMC Ward No.109, Assessee No.31-109-08-6821-8, presently P.S. Panchasayar, Kolkata – 700094.

AND WHEREAS said M/s Prompt Fincom Private Limited has taken physical measurement of its total property and it is found that actual land area as per present physical measurement is 04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. (322.220 Sq.mtr.) and the land area measuring 3.624 (Three point six two four) Sq.ft. has been decreased due to extension of adjacent road and also encroachment of neighboring plot holders and one No. of title shed is standing on the actual existing land.

AND WHEREAS said M/s Prompt Fincom Private Limited is now the absolute Owner of the said Plot of land measuring net land area **04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr.** as per present physical measurement together with one Tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No.3413, Nayabad**, under P.S. Panchasayar, Kolkata – 700 094.

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AND WHEREAS by virtue of a Deed of Sale dated 01.04.2021 , registered at DSR .III Alipore and recorded into Book No.1, Volume No 1603-2021, at Pages 70201 to 70230, Deed No. 160302821 for the year 2021 , said M/s Prompt Fincom Private Limited, sold, conveyed, transferred, assigned and granted the said plot of land measuring an area of **04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr.** as per present physical measurement together with one Tile shed measuring an area of 100 (One hundred) Sq.ft. standing thereon lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121,** also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, **known as K.M.C. Premises No.3413, Nayabad,** under P.S. Panchasayar, Kolkata – 700 094 in favour of previous land Owner namely "D.P. Construction", a Partnership firm, having its registered office at 49, Rupanjali Park, Kalikapur, P.S. Garfa, Kolkata – 700 099, represented by its partners namely **(1) Sri Dilip Chanda, son of Late Netai Chanda, residing at 92, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078 and (2) Sri Paritosh Dutta, son of Sri Rabin Dutta, residing at 90, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078.**

AND WHEREAS after purchase said "D.P. Construction", recorded its plot of land in the record of the Ld. B.L. & L.R.O. vide L.R. Khatian No.3165, of **Mouza – Nayabad, J.L. No.25, comprising in L.R. Dag No.104,** also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109 and thereafter they also recorded its land in the record of The KMC known as **K.M.C. Premises No.3413, Nayabad,** under P.S. Panchasayar, Kolkata – 700 094 and thereafter said "D.P. Construction", converted its land from "Shali" to "Bastu" vide Conversion Case No.3519 of 2023 (vide Memo No.17/3635/B.L.& L.R.O./Kol dated 27.12.2023).

AND WHEREAS by virtue of a Deed of Sale dated 18.12.2023, registered at DSR .III, Alipore and recorded into Book No.1, Volume No.1603-2023, at Pages 537400. to 537420., Deed No.160319566 for the year 2023 , said "D.P. Construction", sold, conveyed, transferred, assigned and granted the said plot of land measuring an area of **04 (Four) Cottahs 13 (Thirteen) Chittacks 3.376 (Three point three seven six) Sq.ft.. corresponding to 322.220 (Three hundred twenty two point two two zero) Sq.mtr.** situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.104, under R.S. Khatian Nos.117, 119 and 121,**

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also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, **known as K.M.C. Premises No.3413, Nayabad**, under P.S. Panchasayar, Kolkata – 700 094 in favor of the present LAND OWNERS/VENDORS herein.

AND WHEREAS after purchase the present LAND OWNERS/VENDORS herein, recorded its plot of land in the record of the Ld. B.L. & L.R.O. vide L.R. Khatian No 3187,3188 and 3189 of Mouza – **Nayabad, J.L. No.25, comprising in L.R. Dag No.104**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109 and thereafter they also recorded its land in the record of The KMC **known as K.M.C. Premises No.3413, Nayabad**, under P.S. Panchasayar, Kolkata – 700 094.

AND WHEREAS the **OWNERS** are very much desirous to construct a Ground Plus Three storied building with lift facility on their said property and to do and make the construction of a new building upon the said property, but the **OWNERS** have no financial capacity or experience. Owing to such desire the **OWNERS** have approached the **DEVELOPER** for development of the said property and the **DEVELOPER** herein has agreed to do so as per the terms and conditions as mentioned hereinafter.

AND WHEREAS being desirous of the promotion work of his said premises the **OWNERS** entered into a by virtue of registered Development Agreement alongwith Development Power of Attorney dated 02.12.2024, registered at D.S.R. IV, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.1604-2024, at Pages 356265 to 356306, Deed No.12444 for the year 2024 with the Developer namely **M/s. N S Construction**, a Partnership firm, having its office address at 70(23A/2), Purbachal Main Road, Police Station – Garfa, Kolkata – 700 078 and having its local mailing address 70/3, Purbachal Main Road, Police Station – Garfa, (formerly P.S. Kasba), Kolkata – 700 078, represented by its partners namely **(1) Smt. Suchismita Mukherjee**, daughter of Sri Surajit Tagore, residing at **URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office – E.K.T.P., Police Station – Anandapur, Kolkata – 700 107**, **(2) Sri Niloy Prokash Gangoli**, son of Late Jaso Prokash Gangoli, residing at **27, Dehi Serampur Road, P.O. Linton Street, P.S. Beniapur, Kolkata – 700 014** and **(3) Sri Gautam Dey**, son of Sajit Kumar Dey, residing at **Bosepukur Road, Rajpur, Sonarpur, Kolkata – 700 149**.

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Partner

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During investigations the available records from 2005 to 07.05.2025 in the office of D.R. Alipore and A.D.S.R. Sealdaha and R.A. Kolkata no adverse entry is found in respect of the above mentioned property.

I hereby certify that the above mentioned property of **Sri Susanta Mallick, Sri Niloy Prokash Gangoli & Smt Suchismita Mukherjee**, is free from all sorts of encumbrances, charges, liabilities, lives and lispendents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for the equitable mortgage.

Two Search Receipt Nos.(i)REGN-CC-385878 dated 05.05.2025 issued by D.R. Office Alipore and (ii)REGN-CC-455441 dated 05.05.2025 issued by R.A. Kolkata are enclosed herewith.

Somesh Mishra
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ADVOCATE

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No. REGN CC 385878

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 9428
2. Date of application 05/05/25
3. Search for the year (s) 2002-2025
4. Name of office to which the record to be searched or inspected relates DRP Sealatal
5. Name of person or property to be searched No-3413 Nayabao
6. Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 21
8. From whom received S Misra (Adv)
9. Fees paid under Article —
F (1) (i)
F (2) (ii)
F (2)

hs. 307



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SMT SUCHISMITA MUKHERJEE

No. 1556

[New Rule Form No. 19 (Appendix-I)]

No. REGN CC 455441

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 23241

Date of application 5.15.15

Search for the year (s) 2013-25

Name of office to which the record to be searched or inspected relates Ran

Name of person or property to be searched R

Nature of document L

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 3413 Noyabod

From whom received S. Mishra

Fees paid under Article —

(1) (i)

(2) (ii)

(2)

25/-

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Registrar of

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Niloy Prokash Gangoli
Partner

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Gautam Deo
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