

NON ENCUMBRANCE CERTIFICATE WITH THE SEARCH REPORT AND DEVOLUTION OF TITLE OF LAND MEASURING ABOUT 61.142 DECIMAL MORE OR LESS IN PART OF R.S.DAG NOS. 1002, 1004, 1011, 1012, 1013 & 1014 UNDER R.S. KHATIAN NO. 100, 211, 347, 416, 436, 547 AND 211 CORRESPONDING TO PART OF L.R. DAG NOS. 1002,1004,1011, 1012, 1013 & 1014 UNDER L.R. KHATIAN NOS. 6068, 6069 , 6086 AND 6087, BY NATURE - COMMERCIAL BASTU, ALL DAGS ARE LYING AND SITUATED AT MOUZA-MALLICKPUR, J.L. NO.-10, REVENUE SURVEY NO.124, TOUZI NO.250, PARGANA- MEDANMALLA , DISTRICT SUB-REGISTRATION OFFICE AT ALIPORE, ADDITIONAL DISTRICT SUB-REGISTRATION OFFICE AT BARUIPUR, POLICE STATION-BARUIPUR, WITHIN THE JURISDICTION OF MALLICKPUR GRAM PANCHAYAT, PIN CODE NO. 700145,IN THE DISTRICT OF SOUTH 24 PARGANAS.

I. NAME OF THE TITLE OWNERS:

- (i) **MR. MAIDUL ISLAM** (Income Tax PAN-ADAPI6433Q and Aadhaar No.-7154 1808 9383), son of Nur Mohammad Molla, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S.- Sonarpur, P.O.- Malancha Mahinagar, District-South 24 Parganas (**Mobile No-97480 54026**) ,
- (ii) **MRS. JESMINARA KHATUN** (Income Tax PAN-AFDPI5238Q and Aadhaar No.-7901 1990 8320), wife of Mr. Maidul Islam and the daughter of Imam Ali Molla, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S. - Sonarpur, P.O.-Malancha Mahinagar, District-South 24 Parganas (**Mobile No-8240282220**),
- (iii) **MR. SOHARAB ALI LASKAR** (Income Tax PAN-ABJPL0589R and Aadhaar No.-9920 8497 6706), son of Sayed Ali Laskar, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Faridpur, Near Faridpur School Math, Kolkata- 700145, P.S.- Sonarpur , P.O.- Mallickpore, District-South 24 Parganas (**Mobile No-983179 9385**) and



SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

- (iv) **MR. FARID ALI LASKAR**(Income Tax PAN-ACGPL3664B and Aadhaar No.- 7075 5770 4711), son of Saiyad Ali Laskar, by faith- Islam, by Occupation- Business, by Nationality- Indian, residing at Faridpur , Kolkata- 700145 , P.S. - Sonarpur, P.O.- Mallickpore, District-South 24 Parganas (Mobile No-98312 30578) ,

2. DESCRIPTION OF THE PROPERTY :

PART-I

(DESCRIPTION OF TOTAL LAND OF MR. MAIDUL ISLAM)

ALL THAT piece and parcels of land measuring about **20.625 Decimal** more or less, in Part of R.S. Dag Nos. 1004, 1011 & 1014 under R.S. Khatian No. 436, 547 and 211 corresponding to Part of L.R. Dag Nos. 1004, 1011 & 1014 under L.R. Khatian No.6068, by Nature - Commercial Bastu, lying and situated at **Mouza- Mallickpur**, J.L. No.-10, Revenue Survey No. 124 , Touzi No.250, Pargana- Medanmalla, District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas.

PART-II

(DESCRIPTION OF TOTAL LAND OF MRS. JESMINARA KHATUN)

ALL THAT piece and parcel of Shali and Bastu Commercial land measuring about **24.30 Decimal** more or less, in Part of R.S. Dag Nos. 1012 & 1013 under R.S. Khatian No. 100, and 416 corresponding to Part of L.R. Dag Nos. 1012 & 1013 under L.R. Khatian No.6069, by Nature - Commercial Bastu, lying and situated at **Mouza- Mallickpur**, J.L. No.-10, Revenue Survey No. 124, Touzi No.250, Pargana- Medanmalla , District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas .

PART-III

(DESCRIPTION OF TOTAL LAND OF MR. SOHARAB ALI LASKAR & MR. FARID ALI LASKAR)

ALL THAT piece and parcel of land measuring about **16.217 Decimal** more or less in R.S & L.R Dag Nos. 1002, 1013 and 1014 under R.S. Khatian Nos. 211, 347 and 416 corresponding to L.R. Khatian Nos. 6086 and 6087, by Nature- Commercial Bastu, lying and situated at **Mouza- Mallickpur**, J.L. No.-10, Revenue



SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

Survey No.124,Touzi No.250, Pargana-Medanmalla , District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station-Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas .

PART-IV
(DESCRIPTION OF ENTIRE PROJECT LAND)

ALL THAT piece and parcels of land measuring about **20.625 Decimal** more or less, in **Part of R.S. Dag Nos. 1004, 1011 & 1014 under R.S. Khatian No. 436, 547 and 211 corresponding to Part of L.R. Dag Nos. 1004, 1011 & 1014 under L.R. Khatian No.6068**, by Nature – Commercial Bastu,

An area of 24.30 Decimal more or less, in **Part of R.S. Dag Nos. 1012 & 1013 under R.S. Khatian No. 100, and 416 corresponding to Part of L.R. Dag Nos. 1012 & 1013 under L.R. Khatian No.6069**, by Nature – Commercial Bastu,

An area of 8.1085 Decimal more or less, in **Part of R.S. Dag Nos. 1002, 1013 & 1014 under R.S. Khatian No. 347, 416 and 211 corresponding to Part of L.R. Dag Nos. 1002, 1013 & 1014 under L.R. Khatian No.6086**, by Nature – Commercial Bastu and

An area of 8.1085 Decimal more or less, in **Part of R.S. Dag Nos. 1002, 1013 & 1014 under R.S. Khatian No. 347, 416 and 211 corresponding to Part of L.R. Dag Nos. 1002, 1013 & 1014 under L.R. Khatian No.6087**, by Nature – Commercial Bastu,

Admeasuring an area of 61.142 Decimal more or less,all dags arelying and situated at **Mouza-Mallickpur**, J.L. No.-10, Revenue Survey No. 124 , Touzi No.250, Pargana-Medanmalla , comprised in the following **R.S.& L.R Dag Nos and L.R. Khatian Nos-**

R.S.& L.R. Dag Nos.	L.R. Khatian Nos.		Nature of Land	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Area under this Project (In Dec.)
	R.S.	L.R.				
1002	347	6086	Commercial Bastu	35	1.9115	1.9115
		6087			1.9115	1.9115
			Total (A) =	35	3.8230	3.8230
1004	436	6068	Commercial Bastu	12	1.575	1.575
			Total (B) =	12	1.575	1.575
1011	547	6068	Commercial Bastu	16	2.100	2.100
			Total (C) =	16	2.100	2.100
1012	100	6069	Commercial Bastu	15	15.00	15.00
			Total (D) =	15	15.00	15.00


SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

R.S.& L.R. Dag Nos.	L.R. Khatian Nos.	Nature of Land	Total Area in Dag (In Dec.)	Own Area (In Dec.)	Area under this Project (In Dec.)	R.S.& L.R. Dag Nos.
1013	416	6069	Commercial Bastu	20	9.30	9.30
		6086			5.372	5.372
		6087			5.372	5.372
			Total (E) =	20	20.044	20.044
1014	211	6068	Commercial Bastu	31	16.950	16.950
		6086			0.825	0.825
		6087			0.825	0.825
			Total (F) =	31	18.600	18.600
			SUM TOTAL =	129	61.142	61.142

District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas which is butted and bounded as follows:

Butted and Bounded of RS & LR Dag No. 1002 :

ON THE NORTH : Part of R.S & L.R. Dag Nos. 999 and 1003.

ON THE SOUTH : R.S & L.R. Dag No. 1090.

ON THE EAST : R.S & L.R. Dag No.1014.

ON THE WEST : R.S & L.R. Dag No.1001.

Note : Nearest Road : P.W.D Road. (Ganima Road).

Butted and Bounded of RS & LR Dag No. 1004 :

ON THE NORTH : Part of R.S & L.R. Dag Nos. 998 and 1005.

ON THE SOUTH : R.S & L.R. Dag No. 1003.

ON THE EAST : Part of R.S & L.R. Dag Nos. 1012 and 1013.

ON THE WEST : R.S & L.R. Dag No.999.

Note : Nearest Road : P.W.D Road. (Ganima Road).

Butted and Bounded of RS & LR Dag No. 1012 :

ON THE NORTH : Part of R.S & L.R. Dag Nos. 1005 and 1010.

ON THE SOUTH : R.S & L.R. Dag No. 1013.

ON THE EAST : R.S & L.R. Dag No.1011.

ON THE WEST : R.S & L.R. Dag No.1004.

Note : Nearest Road : P.W.D Road. (Ganima Road).


SHEK ATAUR RAHAMAN
 Advocate
 Alipore Judges Court
 Kolkata-700 027

Butted and Bounded of RS & LR Dag No. 1013 :

ON THE NORTH : R.S & L.R. Dag No. 1012.

ON THE SOUTH : Part of R.S & L.R. Dag Nos. 1014 and 1015.

ON THE EAST : R.S & L.R. Dag No.1011.

ON THE WEST : Part of R.S & L.R. Dag Nos. 1003 and 1004.

Note : Nearest Road : P.W.D Road. (Ganima Road).**Butted and Bounded of RS & LR Dag No. 1014 :**

ON THE NORTH : Part of R.S & L.R. Dag Nos. 1003 and 1013.

ON THE SOUTH : R.S & L.R. Dag No. 1090.

ON THE EAST : R.S & L.R. Dag No.1015.

ON THE WEST : R.S & L.R. Dag No.1002.

Note : Nearest Road : P.W.D Road. (Ganima Road).**3. DEVOLUTION OF THE TITLE :****Devolution of Title of the Property of "MR. MAIDUL ISLAM" :**

WHEREAS one of the Land Owners herein namely **MAIDUL ISLAM** has acquired **ALL** **THAT** piece and parcel of land measuring about **35.40 Decimal** more or less, by virtue of one several Deed of Conveyance and one Deed of Gift, executed and registered in the concerned offices, details of which are shown in a Chart herein below and recorded in Book No.-I, such as –

Purchaser's / Donee's Name	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Purchased Land (In Decimal)
Maidul Islam (Purchaser)	A.R.R-II, Kolkata	03818	2020	1902-2020	177084-177151	1004	R.S.-436, L.R.-122	12	3.125
							R.S.-436, L.R.-709		1.5625
							R.S.-436, L.R.-757		0.9375
							TOTAL (A)=	12	5.625
						1011	R.S.-547, L.R.-122	16	4.167
							R.S.-547, L.R.-709		2.083
							R.S.-547, L.R.-757		1.250
							TOTAL (B)=	16	7.500



SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

						1014	R.S.-211, L.R.-122	31	8.073
							R.S.-211, L.R.-709		4.037
							R.S.-211, L.R.-757		2.422
	TOTAL (C) =	31	14.532						
							SUM TOTAL (A+B+C) =		27.657
Maidul Islam (Donee)	D.S.R- IV, South 24 Parganas	10389 (Gift Deed)	2024	1604-2024	301830-301865	1004	R.S.-436, L.R.-122	12	0.875
							R.S.-436, L.R.-709		0.4375
							R.S.-436, L.R.-757		0.2625
							TOTAL (D)=	12	1.575
						1011	R.S.-547, L.R.-122	16	1.167
							R.S.-547, L.R.-709		0.583
							R.S.-547, L.R.-757		0.350
							TOTAL(E)=	16	2.100
						1014	R.S.-211, L.R.-122	31	2.26
							R.S.-211, L.R.-709		1.13
							R.S.-211, L.R.-757		0.678
							TOTAL (F) =	31	4.068
							SUM TOTAL (D+E+F)=		7.743
							SUM TOTAL (A to F)=	59	35.40

ANDWHEREAS thereafter a few unavoidable reasons and for the benefit of the project , the aforesaid **MR. MAIDUL ISLAM**, sold (a) **ALL THAT** piece and parcel of land measuring about **5.625 Decimal** more or less from **R.S. & L.R. Dag No. 1004 under L.R. Khatian No. 122, 709 & 757** and (b) an area of **7.500 Decimal** more or less from **R.S. & L.R. Dag No. 1011 under L.R. Khatian No. 122, 709, 716, & 757** and (c) an area of **1.650 Decimal** more or less from **R.S. & L.R. Dag No. 1014 under L.R. Khatian No. 709 & 757, Admeasuring an area of 14.775 Decimal** more or less, to the co-owners & Third Party, by virtue of several Deed of Conveyances, executed and registered in the concerned offices.



SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

ANDWHEREAS thereafter the aforesaid **MAIDUL ISLAM** has mutated his name as the Owner in the records of B.L.& L.R.O- Baruipur, South 24 Parganas under **L.R. Khatian Nos. 6068** and the mutated area is **20.625 Decimal** more or less .

ANDWHEREAS thereafter the aforesaid plots and part of the plots of land and /or project land, have already been converted from 'Shali' to "Commercial Bastu" from the concerned authority.

ANDWHEREAS after the aforesaid transfer, the above-mentioned **MR. MAIDUL ISLAM** has become the lawful Owner and possessed of **ALL THAT** piece and parcels of land measuring about **20.625 Decimal** more or less, in Part of **R.S. Dag Nos. 1004, 1011 & 1014 under R.S. Khatian No. 436, 547 and 211 corresponding to Part of L.R. Dag Nos. 1004, 1011 & 1014 under L.R. Khatian No.6068**, by Nature – Commercial Bastu, lying and situated at **Mouza-Mallickpur, J.L. No.-10, Revenue Survey No. 124 , Touzi No.250, Pargana- Medanmalla, District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the jurisdiction of Mallickpur Gram Panchayat, Pin Code No. 700145, in the District of South 24 Parganas, which is free from all encumbrances, charges, liens, lispense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.**

Devolution of Title of the Property of "MRS. JESMINARA KHATUN " :

ANDWHEREAS the aforesaid **JESMINARA KHATUN** had acquired **ALL THAT** piece and parcel of land measuring about **24.30 Decimal** more or less, by virtue of two several Deeds of Conveyance and one Deed of Gift, executed and registered in the concerned offices, details of which are shown in a Chart herein below and recorded in Book No.-I, such as –

Purchaser's/ Donee's Name	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Purchased Land (In Decimal)
Jesminara Khatun (Purchaser)	A.D.S.R.- Baruipur	03600	2022	1611-2022	97566-97594	1013	R.S.-416, L.R.-516	20	4.881
							TOTAL (A) =	20	4.881
Jesminara Khatun (Purchaser)	A.D.S.R.- Baruipur	03603	2022	1611-2022	97650-97677	1012	R.S.-100, L.R.-741	15	5.859
							R.S.-100, L.R.-11		5.859
							TOTAL (B) =	15	11.718


SHEK ATAUR RAHAMAN
 Advocate
 Alipore Judges Court
 Kolkata-700 027

Purchaser's/ Donee's Name	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Purchased Land (In Decimal)
Jesminara Khatun (Donee)	D.S.R-IV, South 24 Parganas	10390 (Gift Deed)	2024	1604-2024	301866-301891	1012	R.S.-100, L.R.-741	15	1.641
							R.S.-100, L.R.-11	15	1.641
							TOTAL (C) =	15	3.282
						1013	R.S.-416, L.R.-516	20	4.375
							TOTAL (D) =	20	4.375
							SUM TOTAL (A+B+C+D) =	35	24.256
									24.30 DEC.

ANDWHEREAS thereafter the aforesaid **JESMINARA KHATUN** has mutated her name as the Owner in the records of B.L. & L.R.O- Baruipur, South 24 Parganas under **L.R. Khatian No. 6069** and the mutated area is **24.30 Decimal** more or less .

ANDWHEREAS thereafter the aforesaid plots and part of the plots of land and /or project land, have already been converted from 'Shali' to "Commercial Bastu" from the concerned authority.

ANDWHEREAS the aforesaid **JESMINARA KHATUN** has become the lawful owner and possessed of **ALL THAT** piece and parcel of land measuring about **24.30 Decimal** more or less, in **Part of R.S. Dag Nos. 1012 & 1013 under R.S. Khatian No. 100, and 416 corresponding to Part of L.R. Dag Nos. 1012 & 1013 under L.R. Khatian No.6069**, by Nature – Commercial Bastu, lying and situated at **Mouza-Mallickpur, J.L. No.-10, Revenue Survey No. 124 , Touzi No.250, Pargana- Medanmalla , District Sub-Registration Office at Alipore, Additional District Sub-Registration Office- Baruipur, Police Station - Baruipur, within the jurisdiction of Mallickpur Gram Panchayat, Pin Code No. 700145, in the District of South 24 Parganas** which is free from all encumbrances, charges, liens, lispense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

Devolution of Title of the Property of "MR. SOHARAB ALI LASKAR & MR. FARID ALI LASKAR" :

ANDWHEREAS the aforesaid **MR. SOHARAB ALI LASKAR & MR. FARID ALI LASKAR** had jointly purchased **ALL THAT** piece and parcel of land measuring about


SHEK ATAUR RAHAMAN
 Advocate
 Alipore Judges Court
 Kolkata-700 027

16.217 Decimal more or less, by virtue of several Deeds of Conveyance, executed and registered in the concerned offices, details of which are shown in a Chart herein below and recorded in Book No.-I, such as –

Purchaser,s Name	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Purchased Land (In Decimal)
Soharab Ali Laskar & Fari Ali Laskar	A.D.S.R. - Baruipur	01185	2021	1611-2021	30853 -30900	1002	R.S.-347, L.R.-122	35	2.123
							R.S.-347, L.R.-709		1.063
							R.S.-347, L.R.-757		0.637
							TOTAL (A) =	35	3.823
Soharab Ali Laskar & Fari Ali Laskar	A.D.S.R. - Baruipur	05777	2021	1611-2021	156628-156668	1014	R.S.-211, L.R.-709	31	0.825
							R.S.-211, L.R.-757		0.825
							TOTAL (B) =	31	1.650
Soharab Ali Laskar & Fari Ali Laskar	A.D.S.R. - Baruipur	05778	2021	1611-2021	156669-156711	1013	R.S.-416 L.R.-516	20	10.744
							TOTAL (C) =	20	10.744
							SUM TOTAL (A+B+C) =	86	16.217

ANDWHEREAS thereafter the aforesaid **SOHARAB ALI LASKAR** and **FARID ALI LASKAR**, have mutated their name as the Owners in the records of B.L.& L.R.O- Baruipur, South 24 Parganas under **L.R. Khatian Nos. 6086** (in the name of **FARID ALI LASKAR**) and **6087** (in the name of **SOHARAB ALI LASKAR**) and the mutated area is **16.2723 Decimal** more or less .

ANDWHEREAS thereafter the aforesaid plots and part of the plots of land and /or project land, have already been converted from 'Shali' to "Commercial Bastu" from the concerned authority.

ANDWHEREAS thus the aforesaid **SOHARAB ALI LASKAR** and **FARID ALI LASKAR** have become the lawful joint owners and possessed of **ALL THAT** piece and parcel of land measuring about **16.217 Decimal** more or less in **R.S & L.R Dag Nos. 1002, 1013 and 1014 under R.S. Khatian Nos. 211, 347 and 416, corresponding to L.R. Khatian Nos. 6086 and 6087**, by Nature- Commercial Bastu, lying and situated at **Mouza-Mallickpur, J.L. No.-10, Revenue Survey No.124, Touzi No.250, Pargana-Medanmalla, District Sub-Registration Office at Alipore, Additional District Sub-**



SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

Registration Office- Baruipur, Police Station-Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas , which is free from all encumbrances, charges, liens, lispendense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.

Combined Part of the Total Properties of Land Owners herein :

ANDWHEREAS thus the aforesaid Land Owners mentioned herein above , have become the lawful joint owners and possessed of **ALL THAT** piece and parcels of land measuring about **20.625 Decimal** more or less, in **Part of R.S. Dag Nos. 1004, 1011 & 1014 under R.S. Khatian No. 436, 547 and 211 corresponding to Part of L.R. Dag Nos. 1004, 1011 & 1014 under L.R. Khatian No.6068**, by Nature – Commercial Bastu,

An area of 24.30 Decimal more or less, in **Part of R.S. Dag Nos. 1012 & 1013 under R.S. Khatian No. 100, and 416 corresponding to Part of L.R. Dag Nos. 1012 & 1013 under L.R. Khatian No.6069**, by Nature – Commercial Bastu,

An area of 8.1085 Decimal more or less, in **Part of R.S. Dag Nos. 1002, 1013 & 1014 under R.S. Khatian No. 347, 416 and 211 corresponding to Part of L.R. Dag Nos. 1002, 1013 & 1014 under L.R. Khatian No.6086**, by Nature – Commercial Bastu and

An area of 8.1085 Decimal more or less, in **Part of R.S. Dag Nos. 1002, 1013 & 1014 under R.S. Khatian No. 347, 416 and 211 corresponding to Part of L.R. Dag Nos. 1002, 1013 & 1014 under L.R. Khatian No.6087**, by Nature – Commercial Bastu,

Admeasuring an area of 61.142 Decimal more or less, all dags are lying and situated at **Mouza-Mallickpur**, J.L. No.-10, Revenue Survey No. 124 , Touzi No.250, Pargana-Medanmalla,District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the jurisdiction of **Mallickpur Gram Panchayat**, Pin Code No. 700145, in the District of South 24 Parganas , which is free from all encumbrances, charges, liens, lispendense, demands, claims, hindrances, attachments, debts and dues whatsoever from any corner.



SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

4. PARTICULARS OF DOCUMENTS :

- i/a) Deed of Conveyance being No. **03818 for the year 2020** , which was executed and registered in the office of "**A.R.R- II, Kolkata**" in favour of "**Maidul Islam** .
- i/b) Deed of Gift being No. **10390 for the year 2024** , which was executed and registered in the office of "**D.S.R-IV, South 24 Parganas**" in favour of "**Maidul Islam & Jesminara Khatun** .
- i/c) Deed of Conveyance being No. **03600 for the year 2022** , which was executed and registered in the office of A.D.S.R.- Baruipur , in favour of "**Jesminara Khatun**".
- i/d) Deed of Conveyance being No. **03603 for the year 2022** , which was executed and registered in the office of A.D.S.R.- Baruipur , in favour of "**Jesminara Khatun**".
- i/e) Deed of Conveyance being No. **01185 for the year 2021** , which was executed and registered in the office of A.D.S.R.- Baruipur , in favour of "**Soharab Ali Laskar and Farid Ali Laskar**".
- i/f) Deed of Conveyance being No. **05777 for the year 2021** , which was executed and registered in the office of A.D.S.R.- Baruipur , in favour of "**Soharab Ali Laskar and Farid Ali Laskar**".
- i/g) Deed of Conveyance being No. **05778 for the year 2021** , which was executed and registered in the office of A.D.S.R.- Baruipur , in favour of "**Soharab Ali Laskar and Farid Ali Laskar**".
- ii) Copies of Mutation Certificate issued by the B.L.& L.R.O.
- iii) Copies of Conversion Certificate .
- iv) A copy of Trade License.
- v) Search Report, dated 23-05-2025

5. LIABILITIES OF ENCUMBRANCES :

It is clear from the informations supplied to me that the aforesaid property has not been mortgaged to any financial institution and/or Bank on account of project loan for the purpose of construction by the present owners till date.

6. APPLICATION OF U.L. (C & R) ACT, 1976 :

The said property does not come under this Act as it is a Bastu Land.

7. CERTIFICATE :

I, therefore, certify that the above mentioned title holders are the present owners of land measuring about **61.142 Decimal** more or less mentioned herein above , is


SHEK ATAUR RAHAMAN
 Advocate
 Alipore Judges Court
 Kolkata-700 027

free from all encumbrances such as charges, debts and dues whatsoever from any corner and on the basis of inspection of the documents supplied to me. I can certify that the present owners doth hold, occupy and have good, clear and a fair marketable title to the property mentioned in the caption herein above.

Drafted & prepared by:

(As per Documents Supplied
by the Parties)



20/06/2025

SHEK ATAUR RAHAMAN

Advocate

Alipore Judges Court

Kolkata-700 027

(Regn. No.- WB/382/2000)

Mob. No. 9330942717

SHEK ATAUR RAHAMAN

Advocate
Alipore Judges' Court

Chamber & Residence:
34, Sodepur Brick Field Road,
Kolkata-700 082
7-30 p.m to 10-30 p.m.
Mob: 9330942717 / 9073103425

Ref. No. SHAR/15/2025

Dated : 23-05-2025

SEARCH REPORT

Ref: **ALL THAT** piece and parcels of land measuring about **20.625 Decimal** more or less, in **Part of R.S. Dag Nos. 1004, 1011 & 1014 under R.S. Khatian No. 436, 547 and 211 corresponding to Part of L.R. Dag Nos. 1004, 1011 & 1014 under L.R. Khatian No.6068**, by Nature -Bastu Commercial ,

An area of 24.30 Decimal more or less, in **Part of R.S. Dag Nos. 1012 & 1013 under R.S. Khatian No. 100, and 416 corresponding to Part of L.R. Dag Nos. 1012 & 1013 under L.R. Khatian No.6069**, by Nature -Bastu Commercial ,

An area of 8.1085 Decimal more or less, in **Part of R.S. Dag Nos. 1002, 1013 & 1014 under R.S. Khatian No. 347, 416 and 211 corresponding to Part of L.R. Dag Nos. 1002, 1013 & 1014 under L.R. Khatian No.6086**, by Nature -Bastu Commercial and

An area of 8.1085 Decimal more or less, in **Part of R.S. Dag Nos. 1002, 1013 & 1014 under R.S. Khatian No. 347, 416 and 211 corresponding to Part of L.R. Dag Nos. 1002, 1013 & 1014 under L.R. Khatian No.6087**, by Nature -Bastu Commercial ,

Admeasuring an area of 61.142 Decimal more or less, all dags are lying and situated at **Mouza-Mallickpur, J.L. No.-10, Revenue Survey No. 124 , Touzi No.250, Pargana- Medanmalla , District Sub-Registration Office at Alipore, Additional District Sub-Registration Office at Baruipur, Police Station- Baruipur, within the jurisdiction of Mallickpur Gram Panchayat, Pin Code No. 700145, in the District of South 24 Parganas.**

Area of Land : 61.142 Decimal more or less (Bastu Commercial Land by nature)

Period of Searching : - 30 Years (From 1995 to 2025 upto date).

Present Owners :

- (1) **MR. MAIDUL ISLAM** , son of Nur Mohammad Molla, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S. - Sonarpur, P.O.- Malancha Mahinagar, District-South 24 Parganas,
- (2) **MRS. JESMINARA KHATUN**, wife of Maidul Islam, residing at Mayfair Palms Apartment, Block-A, Flat No.- A301, Vivekananda Avenue, Kolkata- 700145, P.S. - Sonarpur, P.O.- Malancha Mahinagar, District-South 24 Parganas,


23/05/2025
SHEK ATAUR RAHAMAN
Advocate
Alipore Judges' Court
Kolkata-700 027

SHEK ATAUR RAHAMAN

Advocate
Alipore Judges' Court

Chamber & Residence:
34, Sodepur Brick Field Road,
Kolkata-700 082
7-30 p.m to 10-30 p.m.
Mob: 9330942717 / 9073103425

Ref. No. SHAR/15/2025

Dated : 23-05-2025

Page # 2

(3) **MR. SOHARAB ALI LASKAR**, son of Sayed Ali Laskar, residing at Faridpur, Near Faridpur School Math, Kolkata- 700145, P.S. – Sonarpur, P.O.- Mallickpore, District-South 24 Parganas

(4) **MR. FARID ALI LASKAR**, son of Saiyad Ali Laskar, residing at Faridpur, Kolkata- 700145, P.S. – Sonarpur, P.O.- Mallickpore, District-South 24 Parganas.

This is to certify that I, **Shek Ataur Rahaman**, Advocate, have caused necessary searches through **Mr. Tapas Mistri**, searcher, at the records of the Index No-I & II, in the office of **A.D.S.R- Baraipur**, **D.S.R- I, II, III, IV, V, Alipore** and in the office of **A.R.A.- I, II, III & IV**, Kolkata, for the period as mentioned in the Search Receipts annexed herewith, in respect of the aforesaid property as placed before me the endorsement of the said searching.

During this period of searching/inspection of the records available in the said Registration Offices, the aforesaid **Searchers**, have found a few entries of Sale and Gift during the same period as placed before me and recorded in Book No.-I, such as –

SL. Nos	Purchaser,s Name	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
1	Sellers : 1) Najma Ahmed 2) Azhar Shokur Ahmed 3) Farah Zaki Siddiqui Purchasers : a) Farid Ali Laskar b) Soharab Ali Laskar	A.D.S.R. - Baruipur	01185	2021	1611-2021	30853 - 30900	1002	R.S.-347, L.R.-122	35	2.123
								R.S.-347, L.R.-709		1.063
								R.S.-347, L.R.-757		0.637
								TOTAL =	35	3.823

SL. Nos	Purchaser,s Name	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
2	Seller : Maidul Islam Purchasers : a) Farid Ali Laskar b) Soharab Ali Laskar	A.D.S.R.- Baruipur	05777	2021	1611-2021	156628- 156668	1014	R.S.-211, L.R.-709	31	0.825
								R.S.-211, L.R.-757		0.825
								TOTAL =	31	1.650

23/05/2025
SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

Advocate
Alipore Judges' Court

Chamber & Residence:
34, Sodepur Brick Field Road,
Kolkata-700 082
7-30 p.m to 10-30 p.m.
Mob: 9330942717 / 9073103425

Dated : 23-05-2025

Page # 3

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
4	Sellers : 1) Najma Ahmed 2) Azhar Shokur Ahmed 3) Farah Zaki Siddiqui Purchaser : Maidul Islam	A.R.R- II, Kolkata	03818	2020	1902-2020	177084-177151	1004	R.S.-436, L.R.-122	12	3.125
								R.S.-436, L.R.-709		1.5625
								R.S.-436, L.R.-757		0.9375
								TOTAL (A)=	12	5.625
							1011	R.S.-547, L.R.-122	16	4.167
								R.S.-547, L.R.-709		2.083
								R.S.-547, L.R.-757		1.250
								TOTAL (B)=	16	7.500
							1014	R.S.-211, L.R.-122	31	8.073
								R.S.-211, L.R.-709		4.037
								R.S.-211, L.R.-757		2.422
								TOTAL (C) =	31	14.532
								SUM TOTAL (A+B+C)=	59	27.657

23/05
SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

SHEK ATAUR RAHAMAN

Advocate
Alipore Judges' Court

Chamber & Residence:
34, Sodepur Brick Field Road,
Kolkata-700 082
7-30 p.m to 10-30 p.m.
Mob: 9330942717 / 9073103425

Ref. No. SHAR/15/2025

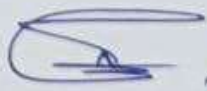
Dated : 23-05-2025

Page # 4

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
5	Seller : Najma Ahmed Purchaser : Jesminara Khatun	A.D.S.R.- Baruipur	03600 (Through POA- 04613/2020)	2022	1611- 2022	97566- 97594	1013	R.S.-416, L.R.-516	20	4.881
								TOTAL =	20	4.881

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
6	Seller : Najma Ahmed Purchaser : Jesminara Khatun	A.D.S.R.- Baruipur	03603 (Through POA- 04615/2020)	2022	1611- 2022	97650- 97677	1012	R.S.-100, L.R.-741 R.S.-100, L.R.-11	15	5.859 5.859
								TOTAL =	15	11.718

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
7	Seller : Maidul Islam Purchaser : Ali Akbar Khan	A.D.S.R.- Baruipur	01319	2022	1611- 2022	39813- 39835	1004	R.S.- 436,547 & 211, L.R.- 122 R.S.- 436,547 & 211, L.R.- 757	12	3.125 0.495
								TOTAL =	12	3.620

 23/05/2025
SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

SHEK ATAUR RAHAMAN

Advocate
Alipore Judges' Court

Chamber & Residence:
34, Sodepur Brick Field Road,
Kolkata-700 082
7-30 p.m to 10-30 p.m.
Mob: 9330942717 / 9073103425

Ref. No. SHAR/15/2025

Dated : 23-05-2025

Page # 5

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
8	Seller : Maidul Islam	A.D.S.R.- Baruipur	01455 (Through POA- 1320/22)	2022	1611- 2022	43233- 43259	1004	R.S.- 436,547 & 211, Old L.R.-709,	12	0.0325
	Purchasers : a) Sahid Daptari b) Rashid Daptari c) Mujid Daptari							R.S.- 436,547 & 211, Old L.R.-757,		0.4425
								TOTAL =	12	0.4750

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal
9	Seller : Maidul Islam	A.D.S.R.- Baruipur	02166	2022	1611- 2022	61574- 61617	1011	R.S.-547, L.R.-122	16	4.167
	R.S.-547, L.R.-709							2.082		
	Purchaser : Rakib Ali Molla							R.S.-547, L.R.-757		1.251
								TOTAL =	16	7.500

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
10	Seller : Maidul Islam	A.D.S.R.- Baruipur	08099 (Through POA- 1320/22)	2023	1611- 2023	164572- 164591	1004	R.S.- 436,547 & 211, Old L.R.-709, New L.R.- 6068	12	0.3825
	Purchaser : Monirul Islam Molla							R.S.- 436,547 & 211, Old L.R.- 757, New L.R.- 6068		0.4425
								TOTAL =	12	0.8250


SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

SHEK ATAUR RAHAMAN

Advocate
Alipore Judges' Court

Chamber & Residence:
34, Sodepur Brick Field Road,
Kolkata-700 082
7-30 p.m to 10-30 p.m.
Mob: 9330942717 / 9073103425

Ref. No. SHAR/15/2025

Dated : 23-05-2025

Page # 6

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
11	Donor : Samirah Ahmed Donee : Maidul Islam	D.S.R-IV, South 24 Parganas	10389 (Gift Deed)	2024	1604-2024	301830-301865	1004	R.S.-436, L.R.-122	12	0.875
								R.S.-436, L.R.-709		0.4375
								R.S.-436, L.R.-757		0.2625
								TOTAL (E) =	12	1.575
							1011	R.S.-547, L.R.-122	16	1.167
								R.S.-547, L.R.-709		0.583
								R.S.-547, L.R.-757		0.350
								TOTAL (F) =	16	2.100
							1014	R.S.-211, L.R.-122	31	2.26
								R.S.-211, L.R.-709		1.13
								R.S.-211, L.R.-757		0.678
								TOTAL (G) =	31	4.068
								SUM TOTAL (E+F+G) =	59	7.743

SL. Nos	Name of the Owners/Purchasers & Vendors	Regn. Office	Deed No.	Year	Volume No.	Page Nos.	R.S. & L.R. Dag Nos	Khatian Nos.	Total Area in Dag (Dec.)	Area of Land (In Decimal)
12	Donor : Samirah Ahmed Donee : Jesminara Khatun	D.S.R-IV, South 24 Parganas	10390 (Gift Deed)	2024	1604-2024	301866-301891	1012	R.S.-100, L.R.-741	15	1.641
								R.S.-100, L.R.-11	15	1.641
								TOTAL (H) =	15	3.282
							1013	R.S.-416, L.R.-516	20	4.375
								TOTAL (I) =	20	4.375
								SUM TOTAL (H+I) =	35	7.657

23/05/2025
SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027

SHEK ATAUR RAHAMAN

Advocate
Alipore Judges' Court

Chamber & Residence:
34, Sodepur Brick Field Road,
Kolkata-700 082
7-30 p.m to 10-30 p.m.
Mob: 9330942717 / 9073103425

Ref. No. **SHAR/15/2025**

Dated : **23-05-2025**

Page # 7

From the aforesaid Endorsement, I have also found that there is no other entry of transaction such as Gift, Mortgage, Lease or any other kind of transfer or transaction during the same period.

I have also searched the records of the Ld. Court of Civil Judge (Sr. & Jr. Division) at Baruipur for the period of last 12 years i.e. from 2014 to 2025 upto date and no Title Suit is appearing against the Present Owners.

Thereafter the aforesaid **MAIDUL ISLAM** and **JESMINARA KHATUN**, the Land Owners No. (1) and (2) herein, have mutated their name as the Owners in the records of B.L.& L.R.O- Baruipur, Govt. of West Bengal under **L.R. Khatian Nos. 6068 (in the name of MAIDUL ISLAM) and 6069 (in the name of JESMINARA KHATUN)** .

Thereafter the aforesaid **SOHARAB LASKAR** and **FARID ALI LASKAR**, the Land Owners No. (3) and (4) herein, have mutated their name as the Owners in the records of B.L.& L.R.O- Baruipur, Govt. of West Bengal under **L.R. Khatian Nos. 6086 (in the name of FARID ALI LASKAR) and 6087 (in the name of SOHARAB LASKAR)** .

Thereafter the aforesaid plots and part of the plots of land and /or project land, have already been converted from '**Shali**' to "**Commercial Bastu**" from the concerned authority.

I have also inspected other relevant documents of the captioned properties which are acquired by the present Owners, by virtue of a Sale Deed/ Deed of Conveyance and Deed of Gift , mentioned herein above .

I, therefore, certify that the above mentioned title holders are the possessors and present owners of land admeasuring an area of **61.142 Decimal** more or less mentioned herein above. The Owners have good, clear and a fair marketable title to the land mentioned in the caption which is free from all encumbrances as per records available in the said Registration Offices and in the Courts of Ld. Civil Judges of both divisions.

Enclosed : Search Receipts as stated above :-

- 1) Office of A.D.S.R.-Baruipur
Date-16-05-2025.
- 2) Office of D.R & D.S.R.-I , II, III, IV & V at Alipore
Date- 16-05-2025, 19-05-2025 and 21-05-2025.
- 3) R.A.- Calcutta & A.RA- I, II, III & IV at Kolkata
Date-16-05-2025 and 20-05-2025
- 4) Information Slips of two Civil Courts (Sr.& Jr. Division)
Date : 16-05-2025
- 5) Endorsement of the aforesaid Searches are also annexed hereto.


23/05/2025
SHEK ATAUR RAHAMAN
Advocate
Alipore Judges Court
Kolkata-700 027