

**DILIP KUMAR GHOSH, Advocate**

SR. GOVT. PLEADER,  
& TRAINED MEDIATOR, ALIPORE

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Advocate, High Court, Calcutta

Panel Lawyer for :

- Indian Bank
- Eastern Railway
- C.E.S.C. Ltd.
- South Eastern Rly.
- Canara Bank
- Metro Rly
- 

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Resi.- 2488 9848

Bar Court : 2479-9335 / 7330

**CHAMBER:- ALIPORE JUDGES' COURT**

Room No.- 24 (New)

18, Judges' Court Road, Kolkata-700 027  
(on weekdays) 10.30 A.M. - 5 P.M.

**Residence & Chamber:- PRAMILA APARTMENT**

Flat-C & B, Floor- 3rd, 56/9, Ho-Chi-Min Sarani,  
Biren Roy Road (West), Paris Para,  
(Opp. to Vivekananda Club), Kolkata-700 008

Ref. No. DTC/TSR/01-2024

Dated...8.8.24..

### TITLE SEARCH REPORT

ALL THAT piece and parcel of various lands admeasuring about TOTAL **336.3724 Decimal**, comprised in LR Dag Nos. 808, 811, 812, 814, 815, 816, 817, 825, 839, all lying and situated at Mouza- Chakrajumolla, under JL No. 18, Pargana- Magura, under Touzi No. 351, under Jurisdiction of PS Bishnupur, within the local limits of Rasapunja Gram Panchayat, District- South 24 Parganas (hereinafter referred to as "The Said Property").

**R.S. AND L.R. DAG No. 808(P)**  
**(Area-15.50 Decimal)**

#### TITLE DEVOLUTION:

1. One **Bipin Bihari Sardar** was the recorded owner of All that the piece and parcel of land admeasuring an area of 18 Decimal comprising in R.S. Dag No. 808, under **R.S Khatian No.42** lying and situated at Mouza Chak Rajumolla, J.L. No. 18, R.S. No. 451, Touzi No. 351 within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), West Bengal.



**DILIP KUMAR GHOSH**  
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Alipore Judges' Court  
Room No: 24 (New), Kol-27

2. Said Bipin Behari Sardar died intestate leaving behind his son Atul Karishna Sardar and accordingly said Atul Krishna Sardar inherited all the properties left by Late Bipin Behari Sardar and thereafter said Atul Krishna Sardar died intestate leaving behind his four sons namely Goutam Sardar, Ramkrishna Sardar, Kashinath Sardar and Samir Sardar as his legal heirs as per the Hindu Law of Inheritance.

3. Said Goutam Sardar, Ramkrishna Sardar, Kashinath Sardar and Samir Sardar all sons of Late Atul Krishna Sardar became and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the pieces and parcels of Sali land measuring about 18 Decimal comprised in **R.S. and L.R. Dag No. 808** lying and situate at **Mouza - Chakrajumolla**, J.L. No. 18, and accordingly recorded their names in the records of right under L.R. Khatian Nos. 175, 273, 773 & 884 at the office of the BL & LRO Bishnupur 24 Parganas (South) and were well enjoying the same and well entitled to transfer the same to any one in any way.

4. Said Goutam Sardar and said Ramkrishna Sardar jointly by virtue of a Bengali Deed of Sale dated 30<sup>th</sup> day of May 2006 duly registered at the Office of the Additional District Sub Registrar- Bishnupur 24 Parganas (South) and recorded in Book No. I, Being Deed No. 07754 for the year 2006, sold and transferred all that the pieces and parcels of Sali land measuring about 09 Decimal more or less comprised in R.S. and L.R. Dag No. 808 under L.R. Khatian Nos. 273 & 773, lying and situate at Mouza Chakrajumolla, J.L. No. 18, to one **Joyotu Land Development Private Limited**, having its registered office at 21/2D, Monohar Pukur Road, Kolkata -700029, and accordingly became the owner of the above said land and was well enjoying the same and well entitle to transfer the same to any one in anyway.

5. Said Kashinath Sardar and Samir Sardar jointly by virtue of a Bengali Deed of Sale duly registered at the Office of the Additional District Sub



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Alipore Judges' Court  
Room No: 24 (New), Kol-27

Registrar- Bishnupur 24 Parganas (South) and recorded in Book No. I, Being Deed No. 02209 for the year 2017, recorded in Book no. I, Volume No.1613-2017, Pages from 45320 to 45330, sold and transferred all that the piece and parcel of Sali land measuring about 06.50 Decimal more or less comprised in R.S. and L.R. Dag No. 808 under L.R. Khatian Nos.175 & 884, lying and situate at Mouza Chakrajumolla, J.L. No. 18, to said **Joyotu Land Development Private Limited** and accordingly it became the owner of the said land and was well enjoying the same and well entitle to transfer the same to any one in anyway.

6. Said Joyotu Land Development Private Limited became the absolute owner of the above referred 15.50 Decimal land comprised in R.S. and L.R. Dag No. 808 and recorded its name in the records of concerned B.L. & L.R.O. in L.R. Khatian No.2553 and was well enjoying the same to any one in any way.

7. Said Joyotu Land Development Private Limited by virtue of a Deed of Sale duly registered at the Office of the Additional District Sub Registrar- Bishnupur 24 Parganas (South) and recorded in Book No. I, Being Deed No. 02667 for the year 2017, recorded in Book no. I, Volume No.1613-2017, Pages from 54167 to 54189, sold and transferred all that the piece and parcel of Sali land measuring about **09 Decimal** more or less comprised in **R.S. and L.R. Dag No. 808** under L.R. Khatian No. 2553, lying and situate at Mouza Chakrajumolla, J.L. No. 18 to one **Ashirbad Realcon Private Limited** and accordingly it became the owner of the said land and duly recorded its name in the recent record of rights under L.R. Khatian No.3275 before the concerned BLLRO and is well enjoying the same and well entitle to transfer the same to any one in anyway.

8. Said Joyotu Land Development Private Limited by virtue of another Deed of Sale duly registered at the Office of the Additional District Sub Registrar- Bishnupur 24 Parganas (South) and recorded in Book No. I, Being Deed No. 01087 for the year 2022, recorded in Book no. I, Volume No.1613-2022, Pages



**DILIP KUMAR GHOSH**  
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Alipore Judges' Court  
Room No: 24 (New), Kol-27

from 51747 to 51788, sold and transferred the remaining portion of the piece and parcel of Sali land measuring about **06.50 Decimal** more or less comprised in **R.S. and L.R. Dag No. 808** under L.R. Khatian No. 2553, lying and situate at Mouza Chakrajumolla, J.L. No. 18, to one **Open Doors Construction Private Limited** and accordingly it became the owner of the said land and duly recorded its name in the recent record of rights under L.R. Khatian No.3532 before the concerned BLLRO and is well enjoying the same and well entitle to transfer the same to any one in anyway.

**NAME OF THE OWNERS AS PER L.R. RECORD OF RIGHTS**

<b>L.R. Dag No.</b>	<b>Total Area(in Decimal)</b>	<b>LR Khatian No.</b>	<b>Name of the recorded owner</b>	<b>Share</b>	<b>Share Area (in decimal)</b>
808	18	1170	Tushar Kanti Kayal	0.1389	2.5002
		3275	Ashirbad Realcon Private Limited	0.5000	09
		3532	Open Doors Construction Private Limited	0.3611	6.4998

**INVESTIGATION**

**ENCUMBRANCES REPORT**

I have caused necessary searches of subject property situated at R.S. Plot No. 808 corresponding to L.R. Plot No. 808 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.808  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**

4.

**DILIP KUMAR GHOSH**  
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Room No: 24 (New), Kol-27

**Year - 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2016	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2017	161302209	Sale	I	1613-2017	45320 - 45330	6.5 Dec.	Corroborating with the devolution
2018 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**Index - II**

MOUZA - Chak Rajumolla, J.L. No.18 L.R Plot No.808  
P.S. Bishnupur, District -South 24 Parganas  
Year: 1994 - 2024

**R.A. - KOLKATA**

**Year - 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**

**Year - 1994 - 2024**



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Room No: 24 (New), Kol-27

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2016	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2017	161302667	Sale	I	1613-2017	54167 - 54189	9 Dec.	Corroborating with the devolution
2019 - 2021	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2022	161301087	Sale	I	1613-2022	51747 - 51788	6.5 Dec.	Corroborating with the devolution
2023 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

I, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 18



**DILIP KUMAR GHOSH**  
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Aipore Judges' Court  
Room No: 24 (New), Kol-27

Decimal of land comprised in at Mouza Chakrajumolla, R.S. and L.R. dag No. 808, J.L. No.1 8, P.S.: Bishnupur, within the ambit of Additional District Sub-Registration Office Bhangar and also District Registration Office south 24 parganas, in the District of south 24 parganas, West Bengal, India. Is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 811(P)**  
**(Area-14.284 Decimal)**

**TITLE DEVOLUTION:**

1. One **Rajendra Sardar** and **Bhupendra Sardar**, both were the sons of Hiralal Sardar were the joint R.S. recorded owners of All that the piece and parcel of Sali land admeasuring an area of 39 Decimal of land situated at R.S. Dag No. 811 under R.S. Khatian No.57 lying and situated at Mouza: Chak Rajumolla, District: 24 Parganas. Thereafter at the time of L.R. recording R.S. Dag No.811 splits into two different L.R. Dags, i.e. L.R. Dag No. 811 which consists of Sali land admeasuring about 20 Decimal (Which is the subject land) and L.R. Dag No. 811/1046 which consists of Sali land admeasuring about 19 Decimal.

2. Said Bhupendra Nath Sardar became the absolute owner of All that piece and parcel of Sali land admeasuring about **20 Decimal** comprised in **R.S. and L.R. Dag no. 811** under R.S. Khatian no. 57 lying and situated at **Mouza Chak Rajumolla** , J.L. No. 18, R.S. No. 451, Touzi No. 351 and within the territorial jurisdiction of Bishnupur(II) Police Station and within the local limits of Rasapunja Gram Panchayat and in the District of 24 Parganas (South), West Bengal.



**DILIP KUMAR GHOSH**  
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Alipore Judges' Court  
Room No: 24 (New), Kol-27

3. While enjoying and possessing the aforesaid said land said Bupendra Nath Sardar died intestate leaving behind his four sons namely 1. Ajit Sardar, 2. Sambhu Nath Sardar, 3. Sanot Sardar, 4. Sanchit Sardar and three daughters namely 5. Sushma Sardar, 6. Debjani Sardar and 7. Sobha Rani Sardar who jointly inherited the property of Late Bupendra Nath Sardar and all of them became the joint owners of Sali land admeasuring about **20 Decimal** comprised in **R.S. and L.R. Dag no. 811** under R.S. Khatian no. 57 lying and situated at **Mouza : Chakrajumolla**, J.L. No. 18, and accordingly all of them recorded their names in the recent record of rights under **L.R. Khatian Nos. 2924, 2925, 2926, 2927, 2928** and **2929** respectively before the concerned B.L.&L.R.O. and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

4. Further while enjoying and possessing the aforesaid said Sobha Rani Roy died intestate leaving behind her only Son Bapi Roy as her only legal heir and thereafter said Bapi Roy inherited the property of Sobha Rani Roy and accordingly became the owner of Sali land admeasuring about **2.856 Decimal** comprised in **R.S. Dag no. 811** and accordingly recorded his name in the recent record of rights under **L.R. Khatian no. 3128** before the concerned B.L.& L.R.O. and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

5. Said Ajit Sardar, son of Late Bhupendra Nath Sardar and Bapi Roy son of Late Sobha Rani Roy and Late Bhabesh Roy jointly by virtue of a Deed of Sale dated 05.07.2023 duly registered at the Office of the A.R.A.- IV and recorded in Book No. I, Volume No. 1904-2023, Pages from 507175 to 507197 being Sale Deed No. 9503 for the year 2023 sold and transferred all that the piece and parcel of Sali land measuring about **5.712 Decimal** comprised in **R.S. and L.R. Dag No. 811**, under **L.R. Khatian nos. 2924** and **3128**, corresponding to R.S. Khatian no.57 lying and situate at Mouza Chakrajumolla, J.L. No. 18, to one **DTC Project Private Limited** and



**DILIP KUMAR GHOSH**  
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Alipore Judges' Court  
Room No: 24 (New), Koi-27

accordingly it recorded its name in the recent record of rights under **L.R. Khatian No.3524** before the concerned B.L.& L.R.O. and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

6. Said Sanat Sardar, son of Late Bhupendra Nath Sardar, Debjani Sardar wife of Samir Kumar Sardar and Sushama Sardar wife of Gobinda Sardar both daughters of Late Bhupendra Nath Sardar jointly by virtue of a Deed of Sale dated 11.08.2023 duly registered at the Office of the A.R.A.- IV and recorded in Book No. I, Volume No. 1904-2023, Pages 557542 to 557567 being Sale Deed No. 11439 for the year 2023 sold and transferred all that the piece and parcel of Sali land measuring about **8.572 Decimal** comprised in **R.S.** and **L.R. Dag No.811**, under L.R. Khatian no. 2926,2928 and 2929, lying and situate at Mouza Chakrajumolla, J.L. No. 18, to one **Thistle Complex Private Limited**, and accordingly it recorded its name in the recent record of rights under L.R. Khatian No.3497 before the concerned B.L.&L.R.O. and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

L.R. Dag No.	Total Area (Decimal)	Khatian No.	Owner name	Father's /Husband's name	Share	Share Area (in Decimal)
811	20	2925	Shambhu Nath Sardar	Bhupendra Nath Sardar	0.1428	2.856
		2927	Sanchit Sardar	Bhupendra Nath Sardar	0.1429	2.858
		3497	Thistle Complex Private Limited	-	0.4286	8.572

  
**DILIP KUMAR GHOSH**  
 Advocate  
 Senior Govt. Pleader  
 Alipore Judges' Court  
 Room No: 24 (New), Kol-27

		3524	DTC Project Private Limited	-	0.2857	5.714
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**INVESTIGATION**

**ENCUMBRANCES REPORT**

We have caused necessary searches of subject property situated at R.S Plot No. 811 corresponding to L.R. Plot No. 811 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 through Mr. Krishanu Mondal at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:

**Index - II**

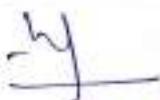
MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.811  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. –ALIPUR**  
**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2014	Nil	Nil	Nil	Nil	Nil	Nil	Nil



**DILIP KUMAR GHOSH**  
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Alipore Judges' Court  
Room No: 24 (New), Kol-27

2015	160407580	Sale	I	1604-2015	92242 92262	-	2.46 Dec.	Not corroborating with the devolution
2016 - 2024	Nil	Nil	Nil	Nil	Nil		Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2013	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2012	161301808	Sale	I	6	3699 3718	to 1.31 Dec.	Corroborating with the devolution
2013 - 2014	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2015	161303164	Sale	I	1613-2015	9563 9582	to 0.96 Dec.	Not corroborating with the devolution
2016 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil



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Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 24 (New), Kol-27

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 L.R Plot No.811  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2022	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2023	190409503	Sale	I	1904-2023	507175 - 507197	5.712 Dec	Corroborating with the devolution
	190411439	Sale	I	1904-2023	557542 - 557567	8.574 Dec	Corroborating with the devolution
2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**  
**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are

  
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Room No: 24 (New), Koi-27

mentioned above. It is pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

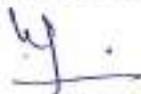
We, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 20 Decimal of land in at Mouza Chakrajumolla, R.S and L.R dag No.811, J.L. No.18, P.S.: Bishnupur, in the District of south 24 parganas, West Bengal, India. Is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 812(P)**  
**(Area-18 Decimal)**

**TITLE DEVOLUTION:**

1. One Sushil Sardar, Subodh Sardar and Suraj Chandra Sardar all sons of Manik Sardar were the joint R.S. recorded owners of All that the piece and parcel of Danga land admeasuring an area of 42 Decimal of land situated at R.S. Dag No. 812 under R.S Khatian No.02 lying and situated at Mouza : Chak Rajumolla, District: South 24 Parganas.

2. Suraj Chandra Sardar by a Deed of Sale dated 25<sup>th</sup> day of March 1983 registered at the Office of the Sub Registrar Bishnupur 24 Parganas (South) duly recorded in Book No. I, Being Deed No. 2500 for the year 1983 sold, transferred all that the pieces and parcels of Danga land admeasuring about **5.25 Decimal** comprised in **R.S. Dag No. 812** under R.S. Khatian No.02 lying and situate at Mouza Chakrajumolla, J.L. No. 18, to one **Shyam Sundar Maheshwari** and accordingly by virtue of this transfer he became the owner



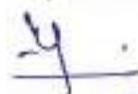
**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 24 (New), Kol-27

of the above said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

3. One Kiran Bala Sardar and one Ram Chandra Sardar by virtue of a registered Deed of Sale dated 25th day of March 1983 duly registered at the Office of the Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Being Deed No. 2501 for the year 1983, jointly sold, transferred all that the piece and parcel of Sali land admeasuring about **10.50 Decimal** comprised in **R.S. Dag No. 812** corresponding to R.S. Khatian No. 02 lying and situate at Mouza Chakrajumolla, J.L. No. 18, to one **Gobordhan Das Maheshwari**, son of Late Chagan Lal Maheshwari and accordingly by virtue of this transfer he became the owner of the above said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

4. One Pramila Mondal by virtue of a registered Sale Deed dated 16<sup>th</sup> day of December 1983 duly registered at the Office of the Sub Registrar- Bishnupur 24 Parganas (South) and recorded in Book No.I, Being Deed No. 8834 for the year 1983 sold, transferred all that the piece and parcel of Sali land measuring **2.10 Decimal** comprised in **R.S. Dag No. 812** corresponding to R.S. Khatian No. 02 lying and situate at Mouza Chakrajumolla, J.L. No. 18, to one **Suraj Kumar Daga**, son of Panna Lal Daga and accordingly by virtue of this transfer he became the owner of the above said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

5. One Subal Chandra Sardar by virtue of a registered Sale Deed dated 16<sup>th</sup> day of December 1983 and registered at the Office of the Sub Registrar - Bishnupur 24 Parganas (South) and recorded in Book No. I, Being No. 8837 for the year 1983, sold, transferred **2.10 Decimal** comprised in **R.S. Dag No. 812** under R.S. Khatian No.02 lying and situate at Mouza Chakrajumolla, J.L. No. 18, to said **Suraj Kumar Daga**, son of Panna Lal Daga and accordingly by virtue



**DILIP KUMAR GHOSH**  
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Allpore Judges' Court  
Room No: 24 (New), Kol-27

of this transfer he became the owner of the above said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

7. One Narayani Dashi by virtue of a registered Sale Deed dated 16<sup>th</sup> day of December 1983 and registered at the Office of the Sub Registrar — Bishnupur 24 Parganas (South) duly recorded in Book No. I, Being No. 8835 for the year 1983 sold, transferred, conveyed Danga land admeasuring about **2.10 Decimal** comprised in **R.S.Dag No. 812** under R.S. Khatian No.02 lying and situate at Mouza Chakrajumolla, J.L. No. 18 to one **Naresh Maheshwari**, son of Gobordhan Das Maheshwari and accordingly by virtue of this transfer he became the owner of the above said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

8. One Palan Chandra Sardar, by virtue of a registered Deed of Sale dated 16<sup>th</sup> day of December 1983 recorded in Book No. I, Being No. 8836 for the year 1983 sold and conveyed Danga land admeasuring about **2.10 Decimal** comprised in **R.S. Dag No. 812** corresponding to R.S. Khatian No.02 lying and situate at Mouza : Chakrajumolla, J.L. No.18 to one **Amrish Daga**, son of Madanlal Daga and accordingly by virtue of this transfer he became the owner of the above said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

9. One Nithar Bala Sardar, by virtue of a registered Deed of Sale dated 16<sup>th</sup> day of December 1983 recorded in Book No. I, Being No. 8838 for the year 1983 sold and conveyed Danga land admeasuring about **2.10 Decimal** comprised in **R.S. Dag No. 812** corresponding to R.S. Khatian No.02 lying and situate at Mouza : Chakrajumolla, J.L. No.18 to said **Amrish Daga** and accordingly by virtue of this transfer he became the owner of the above said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

4.  
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Senior Govt. Pleader  
Alipore Judges' Court  
Regm No: 24 (New), Kol-27

9. Thus pursuant to the above referred seven Deeds of Sale said Suraj Kumar Daga, Naresh Maheshwari, Amrish Daga, Shyam Sundar Maheshwari and Gobordhan Das Maheshwari became the owners of all that the pieces and parcels of Danga land admeasuring about **26.25 Decimal** out of 42 Decimal comprised in **R.S. Dag No. 812** corresponding to R.S. Khatian No. 2 lying and situate at Mouza Chakrajumolla and were well entitled to transfer the same to anyone in anyway.

10. By a Deed of Sale dated 14<sup>th</sup> day of February 2003 recorded in Book No. I, CD Volume No. 1, Pages 2534 to 2552, Being No. 160 for the year 2013 said Suraj Kumar Daga, Naresh Maheshwari, Shyam Sundar Maheshwari and Gobordhan Das Maheshwari, jointly sold Danga land admeasuring about **26.25 Decimal** comprised in **R.S** and **L.R. Dag No. 812** under R.S. Khatian No.02 lying and situated at Mouza: Chakmajumolla, to one **Alok Barman** son of Late Kalipada Barman and by virtue of this transfer he became the owner of the above said land and accordingly recorded his name in the record of rights under **L.R. Khatian No. 2552** and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

11. Said Alok Barman by virtue of one Sale Deed dated 28<sup>th</sup> Day of January 2022, being Deed No. 1089 for the year 2022 sold Danga land admeasuring about **8 Decimal** to one **Sand Piper Real estate Private Limited** and by virtue of another Sale Deed dated 28<sup>th</sup> Day of January 2022, being Deed No. 1091 for the year 2022 sold Danga land admeasuring about **10 Decimal** to one **Bright Line Developers Private Limited** both the land comprised in **R.S.** and **L.R. Dag No. 812** under L.R. Khatian No. 2552, corresponding to R.S. Khatian No. 02, lying and situated at Mouza , Chakmajumolla and accordingly both of them recorded their names under L.R. Khaytian No. 3545 and 3544 respectively and are well enjoying the same and well entitled to transfer the same to anyone in anyway.

  
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**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

L.R. Dag No.	Total Area (Decimal)	Khatian No.	Owner name	Father's/Husband's name	Share	Share Area (in Decimal)
812	42	2552	Alok Barman	Kalipada	0.1965	8.253
		2553	Jayotu Land Development	-	0.3750	15.75
		3544	Bright Line Developers Private Limited	-	0.2381	10.0002
		3545	Sand Piper Real estate Private Limited	-	0.1904	7.9968

**INVESTIGATION**

**ENCUMBRANCES REPORT**

I have caused necessary searches of subject property situated at R.S Plot No. 812 corresponding to L.R. Plot No. 812 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.812  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**  
**Year – 1985 – 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1985 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

  
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**D.R. -ALIPUR**  
**Year - 1985 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1985	Nil	Nil	Nil	Nil	Nil	Nil	Nil
1986	160105059	Sale	I	99	222 - 229	2 Dec.	Corroborating with the devolution
1987 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year - 1985 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1985 - 2012	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2013	161300160	Sale	I	1	2534 to 2552	26.25 Dec.	Corroborating with the devolution
2014 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**Index - II**

MOUZA - Chak Rajumolla, J.L. No.18 L.R Plot No.812  
P.S. Bishnupur, District -South 24 Parganas  
Year: 1994 - 2024

**R.A. - KOLKATA**  
**Year - 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**

  
**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 24 (New), Kol-27

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2021	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2022	161301089	Sale	I	1613-2022	51789 - 51828	8 Dec.	Corroborating with the devolution
	161301091	Sale	I	1613-2022	51450 - 51489	10 Dec.	Corroborating with the devolution
2023 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

We, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 42 Decimal of land comprised in at Mouza Chakrajumolla, R.S. and L.R. dag No.812, J.L. No.18, P.S.: Bishnupur, in the District of south 24 Parganas, West Bengal, India is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 814(P)**  
**(Area-22 Decimal)**



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**TITLE DEVOLUTION:**

1. One **Amal Krishna Sardar** alias **Amal Sardar**, son of Late Surendra Nath Sardar was the R.S. recorded owner of All that the piece and parcel of Sali land admeasuring an area about **16 Decimal** out of **26 Decimal** comprised in **R.S. Dag No. 814** under **R.S. Khatian No. 76**, lying and situated at Mouza : Chak Rajumolla and thereafter he recorded his name in the record of Rights under **L.R Khatian. 47** District: 24 Parganas(South) and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

2. By a registered Deed of Sale dated 02.11.2004, duly registered at A.D.S.R. Bishnupur, recorded in Book No. I, Volume No. 32, Pages 155 to 162 being Deed No. 7769 for the year 2006 said Amal Krishna Sardar alias Amal Sardar sold transferred and conveyed Sali land admeasuring about **8 decimal** comprised in **R.S. and L.R. Dag No. 814**, under L.R Khatian No. 47, corresponding to R.S. Khatian No. 76 to one **Joyotu Land Development Private Limited** and accordingly it recorded its name under L.R. Khatian No. 2553 and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

3. By another registered Deed of Sale dated 15.06.2004, duly registered at A.D.S.R. Bishnupur, recorded in Book No. I, Volume No. 32, Pages 225 to 232 being Deed No. 7780 for the year 2006 said Amal Krishna Sardar alias Amal Sardar sold transferred and conveyed Sali land admeasuring about **8 decimal** comprised in **R.S. and L.R. Dag No. 814**, under L.R Khatian No. 47, corresponding to R.S. Khatian No. 76 to one **Joyotu Land Development Private Limited** and accordingly it recorded its name under L.R. Khatian No. 2553 and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

4. One Kashinath Sardar and Samir Sardar both sons of Late Atul Krishna Sardar by way of inheritance became the owner of the Sali land admeasuring

4.

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about 05 Decimal comprised in R.S. and L.R Dag No.814, corresponding to R.S. Khatian No. 76 lying and situated at Mouza Chak Rajumolla and thereafter recorded their name in the record of rights under L.R Khatian Nos.175 and 884 respectively and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

**5.** Said Kashinath Sardar and Samir Sardar by virtue of a registered Deed of Sale dated 12.09.2006, duly registered at S.R. Bishnupur and recorded in Book No. I, Volume No.1613-2017, Pages from 45320 to 45330 being **Deed No. 2209 for the year 2017** sold ,transferred and conveyed Sali land admeasuring about **5 Decimal** out of total land area of 26 Decimal comprised in **R.S. and L.R. Dag No. 814**, under L.R Khatian.175 and 884 Situated at Mouza: Chakrajumolla, J.L No. 18, to **Joyotu Land Development Private Limited** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

**6.** Said **Joyotu Land Development Private Limited** by a registered Deed of Sale dated 03.04.2017 and duly registered at A.D.S.R. Bishnupur and recorded in Book No.I, Volume No. 1613-2017, Pages from 54190 to 54212 being **Deed No.2665** for the year **2017** sold transferred and conveyed Sali land admeasuring about **10 Decimal** comprised in **R.S.and L.R. Dag No.814**, under **L.R. Khatian No. 2553**, lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to one **Quickheal Projects Private Limited** and accordingly it recorded its name in the recent record of rights under **L.R. Khatian No.3276** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

**7.** Said **Joyotu Land Development Private Limited** by a registered Deed of Sale dated 03.04.2017 and duly registered at A.D.S.R. Bishnupur and recorded in Book No.I, Volume No. 1613-2017, Pages from 54078 to 54101 being **Deed No.2689** for the year **2017** sold transferred and conveyed Sali land



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admeasuring about **10 Decimal** comprised in **R.S. and L.R. Dag No.814**, under **L.R. Khatian No. 2553**, lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to one **Maxshine Developers Private Limited** and accordingly it recorded its name in the recent record of rights under **L.R. Khatian No.3274** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

**8. Said Joyotu Land Development Private Limited** by a registered Deed of Sale dated 28.01.2022 and duly registered at A.D.S.R. Bishnupur and recorded in Book No.I, Volume No. 1613-2022, Pages from 54905 to 54949 being **Deed No. 1093** for the year **2022** sold transferred and conveyed Sali land admeasuring about **02 Decimal** out of total land area of 26 Decimal comprised in **R.S. and L.R. Dag No.814**, under **L.R. Khatian No. 2553**, lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to one **Nanomyte Developers Private Limited** and accordingly it recorded its name in the recent record of rights under **L.R. Khatian No.3531** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

L.R. Dag No.	Total Area (Decimal)	Khatian No.	Owner name	Father's/Husband's name	Share	Share Area (in Decimal)
814	26	2553	Jayotu Land Development	Alok Barman	0.1539	4.0014
		3274	Maxshine Developers Private Limited	-	0.3846	9.9996
		3276	Quickheal Projects Private Limited	-	0.3846	9.9996

  
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 Alipore Judges' Court  
 Room No: 24 (New), Kol-27

		3531	Nanomyte Developers Private Limited	-	0.0769	1.9994
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**INVESTIGATION**

**ENCUMBRANCES REPORT**

We have caused necessary searches of subject property situated at R.S. Plot No. 814 corresponding to L.R. Plot No. 814 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.814  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**  
**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2016	Nil	Nil	Nil	Nil	Nil	Nil	Nil

  
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Room No: 24 (New), Kol-27

2017	1613022 09	Sale	I	1613- 2017	45320 - 45330	5 Dec.	Corrobo rating with the devoluti on
2018 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**Index - II**

MOUZA - Chak Rajumolla, J.L. No.18 L.R Plot No.814

P.S. Bishnupur, District -South 24 Parganas

Year: 1994 - 2024

**R.A. - KOLKATA**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2016	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2019 - 2021	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2023 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is pertinent to mention herein that certain documents of registration which

  
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have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

We, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 26 Decimal of land comprised in at Mouza Chakrajumolla, R.S. and L.R. dag No.814, J.L. No.1 8, P.S.: Bishnupur, in the District of South 24 Parganas, West Bengal, India are having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 815(P)**  
**(Area-21.46 Decimal)**

**TITLE DEVOLUTION:**

1. One Tinkori Sardar, son of Jadav Chandra Sardar was the owner of 23 Decimal, one Netai Chandra Sardar son of Nilkamal Sardar was the owner of 3.50 Decimal and Amal Chandra Sardar son of Surrendra Sardar was the owner of 3.50 Decimal of All that the piece and parcel of Sali land admeasuring an area of **30 Decimal** comprised in R.S. Dag No.815, under **R.S. Khatian No.81**. lying and situated at Mouza: Chak Rajumolla, District: South 24 Parganas.
2. It appears from Deed No. 7540 for the year 2006 that while enjoying the property said **Tinkori Sardar** died interstate leaving behind his three sons

  
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Room No: 24 (New), Kol-27

namely Manik Sardar, Dayal Sardar, Gosto Bihari Sardar and three daughters namely Kadamini Parbat, Pramila Bala Sardar, Sarojini Biswas who jointly inherited the aforesaid property from their father. Thereafter while enjoying the property said Manik Sardar died intestate leaving behind his two sons and two daughters who inherited the aforesaid property from him and thereafter elder son of Kanilal Sardar died intestate leaving behind his two sons and two daughters who inherited the aforesaid property from him and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

3. by a registered Deed of Conveyance dated 11.06.2004 registered at A.D.S.R. Bishnupur and recorded in **Deed No. 7540** for the year 2006 said Pradip Sardar s/o. Kanailal Sardar sold transferred and conveyed area of **1.25 Decimal** out of total land area of 30 Decimal comprised in R.S. and L.R. Dag No.-815 lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to one **Joyotu Land Development Private Limited** and well enjoying the same and well entitled to transfer the same to anyone in anyway.

4. Dayal Sardar died interstate leaving behind his son Pulin Chandra Sardar who inherited the share of Dayal Sardar and thereafter by a registered Deed of Conveyance dated 4.08.204, registered at A.D.S.R. Bishnupur and recorded in Book-1, Volume. 141, Page no. 381 to 388 being **Deed No. 7196** for the year **2006** said Pulin Chandra Sardar sold transferred and conveyed Sali land admeasuring about 0.80 Decimal comprised in R.S. and L.R. Dag No. 815, lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to **Joyotu Land Development Private Limited** and well enjoying the same and well entitled to transfer the same to anyone in anyway.

5. By a registered Deed of Conveyance dated 20.09.2006 registered at A.D.S.R. Bishnupur and recorded in Book- I, Volume No. 1613-2017, Page No. 45331 to 45350 being **Deed No. 2195** for the year 2017 said Pulin Sardar, Matangini Naskar, Durbala Sardar sold transferred and conveyed Sali land admeasuring an area about **1.66 Decimal** comprised in R.S. and L.R. Dag No. - 815, lying

  
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and situated at **Mouza: Chakrajumolla**, J.L No. 18 to **Joyotu Land Development Private Limited** and accordingly it became the owner of the above said land and was well enjoying the same and well entitled to transfer the same.

6. By a registered Deed of Conveyance registered at A.D.S.R Bishnupur being **Deed No. 7604** for the year 2006 said Biswanath Sardar s/o Kanailal Sardar sold transferred and conveyed Sali land admeasuring about **1.25 Decimal** comprised in R.S. and L.R. Dag No. 815 lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to **Joyotu Land Development Private Limited** and accordingly it became the owner of the above said land and was well enjoying the same and well entitled to transfer the same.

7. One Ramapada Sardar alias Bhoju died intestate leaving behind Sailen Sardar, Ganesh Sardar and Ashok Sardar who inherited his share and thereafter by a registered Deed of Conveyance registered at A.D.S.R Bishnupur and recorded in Book- I, Volume No. 141, Page No. 389 to 396 being **Deed No. 7197** for the year 2006 said Sailen Sardar, Ganesh Sardar, Ashok Sardar sold transferred and conveyed area of **2.5 Decimal** comprised in R.S Dag No. -815 lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to **Joyotu Land Development Private Limited** and accordingly it became the owner of the above said land and was well enjoying the same and well entitled to transfer the same.

8. Said Pulin Chandra Sardar, son of Late Dayal Sardar by virtue of a registered Sale Deed being **Deed No. 936 for the year 2007**, duly registered at A.D.S.R Bishnupur, sold, transferred and conveyed land admeasuring about **5 Decimal** comprised in R.S. and L.R. Dag No. 815, lying and situated at Mouza: Chakrajumolla, J.L No. 18 to one **Sandhya Mitra**, wife of Sri Sudhir Mitra and accordingly she became the owner of the above said land and was well enjoying the same and well entitled to transfer the same to any one in any way.

  
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10. It appears from Deed No. 12495 for the year 2022 that by a Deed of Gift dated 09.12.1983 said **Gosto Bihari Sardar** gifted area of **9 Decimal** of land to **Palan Chandra Sardar** Situated at **Mouza: Chakrajumolla**, J.L No. 18, and **R.S Dag No. - 815** Police Station – Bishnupur which was registered at D.S.R.-IV South 24 Parganas and recorded in Book-1 being **Deed No. 8605 for the year 1983.**

11. by a registered Deed of Conveyance said **Palan Chandra Sardar** sold transferred and conveyed area of **9 decimal** to **Dilip Mondal** Situated at **Mouza: Chakrajumolla**, J.L No. 18, and **R.S Dag No. - 815** Police Station – Bishnupur which was registered at A.D.S.R Bishnupur and recorded in **Deed No. 805 for the year 2004.**

12. by a registered Deed of Conveyance said **Dilip Mondal** sold transferred and conveyed area of **9 decimal** to **Joyotu Land Development Private Limited** Situated at **Mouza: Chakrajumolla**, J.L No. 18, and **R.S Dag No. - 815** Police Station – Bishnupur which was registered at A.D.S.R Bishnupur and recorded in Book-1, volume 1604-2022, Page No.364062 to 364083 **Deed No. 12495 for the year 2022.**

13. by a registered Deed of Conveyance dated 06.02.2023 said **Joyotu Land Development Private Limited** sold transferred and conveyed area of **21.46 decimal** to **1. Zaljog Complex Pvt Ltd, 2. Winsher realtors Pvt Ltd and 3. Spanchwati Infracon Pvt Ltd** Situated at **Mouza: Chakrajumolla**, J.L No. 18, and **R.S Dag No. - 815** Police Station – Bishnupur which was registered at A.R.A. - IV Kolkata and recorded in Book- I, Volume No. 1904-2023, Page No. 165977 to 166008 being **Deed No. 2809 for the year 2023.**



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**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

Khatian No.	Classification	Total area of the Plot	Owner name	Father's/Husband's name	Share	Share Area (in decimal)
270	Shali	31	Gosto Bihari Sardar	Tinkori	0.0430	1.333
685			Manik Sardar	Tinkori	0.0113	0.3503
2553			Joyotu Land development Pvt Ltd	Alok Barman	0.0042	0.1302
3122			Alok Barman	Kalipada	0.2414	7.4834
3444			Winsher Realtors Pvt Ltd		0.3226	10.0006
3446			Panchwati Infracon Pvt Ltd		0.0456	1.4136
3452			Zaljog Complex Pvt Ltd		0.3319	10.2889

**INVESTIGATION**

**ENCUMBRANCES REPORT**

We have caused necessary searches of subject property situated at R.S Plot No. 815 corresponding to L.R. Plot No. 815 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.815  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1985 – 2024

**R.A. – KOLKATA**  
**Year – 1985 -2024**

  
**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 229(New), Kol-27

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1985 2024	- Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**  
**Year - 1985 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1985 1988	- Nil	Nil	Nil	Nil	Nil	Nil	Nil
1989	16011388 8	Sale	I	342	248 to 252	10 Dec.	Not corroborating with the devolution
1990 2021	- Nil	Nil	Nil	Nil	Nil	Nil	Nil
2022	16041249 5	Sale	I	1604- 2022	364062 364083	9 Dec.	Corroborating with the devolution
2023 2024	- Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year - 1985 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1985 2016	- Nil	Nil	Nil	Nil	Nil	Nil	Nil
2017	16130219 5	Sale	I	1613- 2017	45331 45350	1.66 Dec.	Corroborating with the devolution
2018 2024	- Nil	Nil	Nil	Nil	Nil	Nil	Nil

**Index - II**

  
**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Court  
Room No. 24 (New), Kol-27

MOUZA – Chak Rajumolla, J.L. No.18 L.R Plot No.815  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2024	- Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. –ALIPUR**  
**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2021	- Nil	Nil	Nil	Nil	Nil	Nil	Nil
2022	16041249 5	Sale	I	1604- 2022	364062 364083	- 9 Dec.	Corroborating with the devolution
2023 2024	- Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2016	- Nil	Nil	Nil	Nil	Nil	Nil	Nil
2017	16130219 5	Sale	I	1613- 2017	45331 45350	- 1.66 Dec.	Corroborating with the devolution
2018 2024	- Nil	Nil	Nil	Nil	Nil	Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is

  
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Room No: 24 (New), Kol-27

pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

We, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 31 Decimal of land by classification comprised in at Mouza Chakrajumolla, R.S. and L.R dag No.815, J.L. No.1 8, P.S.: Bishnupur, in the District of South 24 Parganas, West Bengal, India. Is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 816**  
**(Area-13 Decimal)**

**TITLE DEVOLUTION:**

1. One Natabar Mondal and one Dasarathi Mondal were the joint R.S. recorded owners about 13 Decimals, each having land admeasuring about 6.5 Decimal, comprised in R.S. Dag No. 816 under R.S. Khatian No.424, lying and situated at Mouza Chakrajumolla, J.L. No.18 and both were well enjoying the same and well entitled to transfer the same to anyone in any way.
2. said Notobar Mondal died intestate leaving behind his sons namely Banamali Mondal, Niran Mondal, Bhim Chandra Mondal, Khushadhaj Mondal and Kalipada Mondal who inherited the property left by Late Natobar Mondal.
3. By a registered Deed of Conveyance dated 14.02.1986 registered at S.R Bishnupur and recorded in Book-1, Volume No. 10, Pages from 467 to 470 being Deed No. 860 for the year 1986 said Banamali Mondal, Niran Mondal, Bhim Chandra Mondal and Khushadhaj Mondal sold transferred and conveyed Sali land admeasuring about **5.20 Decimal** out of total land area of 13 Decimal

  
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Alipore Judges' Court  
Room No: 24 (New), Kol-27

comprised in **R.S Dag No. 816** under R.S. Khatian No. 424 lying and situated at Mouza: Chakrajumolla, J.L No. 18 to one Naresh Daga, son of Bisweswar Daga and accordingly he became the owner and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

4. By a registered Deed of Conveyance being Deed No. 8002 for the year 1964 registered at S.R. Bishnupur said Dasharathi Mondal sold transferred and conveyed area of **6.50 Decimal** comprised in **R.S Dag No. 816**, under R.S. Khatian No. 424, lying and situated at **Mouza: Chakrajumolla**, J.L No. 18, to one Kali Pada Mondal, son of Late Notobar Mondal and accordingly he became the owner of the said land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

5. By a registered Deed of Conveyance being Deed No. 863 for the year 1986, recorded in Book No. I, Volume No. 10, Pages from 483 to 487 registered at A.D.S.R. Bishnupur, said Kali Pada Mondal sold transferred and conveyed area of **7.80 decimal** comprised in **R.S. Dag No. 816**, under R.S.Khatian No. 424, lying and situated at **Mouza: Chakrajumolla**, J.L No. 18, to said Naresh Daga, son of Bisweswar Daga and accordingly he became the owner and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

6. By a registered Deed of Conveyance dated 14<sup>th</sup> Day of February 2003, duly registered at A.D.S.R. Bishnupur being Deed No. 915 for the year 2004 recorded Book-1, Volume No. 13, Pages from 381 to 386 said Naresh Daga sold transferred and conveyed Sali land admeasuring about **13 Decimal** comprised in **R.S Dag No. 816**, under R.S. Khatian No. 424, lying and situated at **Mouza: Chakrajumolla**, J.L No. 18, to one Alok Barman and accordingly he became the owner of the land and recorded his name in the record of rights under **L.R. Khatian No. 2552** and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

  
**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 24 (New), Kol-27

7. By another registered Deed of Conveyance dated 03.04.2017, duly registered at A.D.S.R. Bishnupur and recorded in Book. I, Volume No. 1613-2017, Pages No. 54034 to 54056 being **Deed No. 2669** for the year 2017 said Alok Barman sold transferred and conveyed area of **9.63 Decimal** out of total 13 Decimal comprised in **R.S. and L.R. Dag No.816**, under L.R.Khatian No. 2552 lying and situated at Mouza: Chakrajumolla, J.L No. 18, to **Welldream Developers Private Limited** and accordingly it recorded its name in the recent record of rights under **L.R.Khatian No. 3269** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

8. By a registered Deed of Conveyance dated 28.01.2022 duly registered at A.D.S.R Bishnupur and recorded in Book-I, Volume No. 1613-2022, Pages from 51490 to 51529 being **Deed No. 1092** for the year 2022 said Alok Barman sold transferred and conveyed Sali land admeasuring about **3.37 Decimal** out of total 13 Decimal comprised in **R.S. and L.R. Dag No.816**, under L.R.Khatian No. 2552 lying and situated at Mouza: Chakrajumolla, J.L No.18 to one **Floorable Construction Private Limited** and accordingly it recorded its name in the recent record of rights under **L.R.Khatian No. 3535** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

L.R. Dag No.	Total Area (Decimal)	Khatian No.	Owner name	Father's/Husband's name	Share	Share Area (in Decimal)
816	13	3269	Welldream Developers Private Limited	-	0.7407	9.6291
		3535	Floorable Constructio	-	0.2593	3.3709

  
**DILIP KUMAR GHOSH**  
 Advocate  
 Senior Govt. Pleader  
 Alipore Judges' Court  
 Room No: 24 (New), Kol-27

			n Private Limited			
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**INVESTIGATION**

**ENCUMBRANCES REPORT**

We have caused necessary searches of subject property situated at R.S Plot No. 816 corresponding to L.R. Plot No. 816 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.816  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 - 2024

**R.A. - KOLKATA**

**Year - 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks

  
**DILIP KUMAR GHOSH**  
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Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 24 (New), Kol-27

1994 2024	-	Nil						
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**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18, L.R Plot No.816  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 - 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2024	-	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. –ALIPUR**

**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2024	-	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**

**Year – 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2016	-	Nil	Nil	Nil	Nil	Nil	Nil
2017	1613026 69	Sale	I	1613- 2017	54034 to 54056	9.63 Dec.	Docume nt received
2018 2021	-	Nil	Nil	Nil	Nil	Nil	Nil
2022	1613010 92	Sale	I	1613- 2022	51490 to 51529	3.37 Dec.	Docume nt received
2023 2024	-	Nil	Nil	Nil	Nil	Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years

  
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could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

We, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 13 Decimal of land comprised in at Mouza Chakrajumolla, R.S and L.R dag No. 816, J.L. No.18, P.S.: Bishnupur in the District of South 24 Parganas, West Bengal, India. Is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 817**  
**(Area- 14 Decimal)**

**TITLE DEVOLUTION:**

1. One **Krishna Mohan Mondal** was the R.S. recorded owner about 14 Decimal land, comprised in R.S. Dag No. 817 under R.S. Khatian No.424, lying and situated at Mouza: Chakrajumolla, J.L. No.18 and was well enjoying the same and well entitled to transfer the same to anyone in any way.
2. By a registered Deed of Conveyance dated 14.02.1986, being **Deed No. 859** for the year 1986, registered at A.D.S.R. Bishnupur, recorded in Book-I, Volume No.10, Pages from 461 to 465 said **Krishna Mohan Mondal** sold transferred and conveyed Sali land admeasuring about **14 Decimal**, comprised in **R.S. Dag No. 817**, under R.S. Khatian No. 424, lying and Situated at **Mouza: Chakrajumolla**, J.L No. 18, in favour of one **Naresh Daga** , son of Bisweshwar

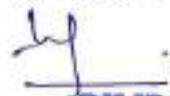
  
**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt Pleader  
Allpore Judges Court  
Room No: 24 (New), Kol-27

Lal Daga and he was well enjoying the same and well entitled to transfer the same to anyone in any way.

3. By a registered Deed of Conveyance dated 14.02.2003, being **Deed No.915** for the year 2004 , registered at A.D.S.R Bishnupur, recorded in Book-I, Volume No.13, Pages from 381 to 386 said **Naresh Daga** sold transferred and conveyed Sali land admeasuring about **14 Decimal**, comprised in **R.S Dag No. 817**, under R.S. Khatian No. 424, lying and Situated at **Mouza: Chakrajumolla**, J.L No. 18, in favour of one **Alok Barman** son of Kalipada Barman and accordingly he became the owner of the land and recorded his name in the record of rights under **L.R. Khatian No. 2552** and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

4. By a registered Deed of Conveyance dated 03.04.2017 being **Deed No. 2663** for the year 2017, registered at A.D.S.R Bishnupur and recorded Book- I, Volume No.1613-2017, Pages from.54143 to 54166 said **Alok Barman** sold transferred and conveyed Sali land admeasuring about **8.28 Decimal** out of total land area of 14 Decimal comprised in **R.S. and L.R. Dag No.817**, under L.R.Khatian No.2552 lying and situated at **Mouza: Chakrajumolla**, J.L. No. 18 to one **Happyshop Construction Private Limited** and accordingly it became the owner of the land and recorded its name in the record of rights under **L.R. Khatian No.3277** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

5. By a registered Deed of Conveyance dated 28.01.2022, being **Deed No. 1095** for the year 2022 registered at A.D.S.R Bishnupur and recorded Book- I, Volume No.1613-2022, Page No.51575 to 51611 said **Alok Barman** sold transferred and conveyed Sali land admeasuring about **5.72 Decimal** out of total land area of 14 Decimal comprised in **R.S. and L.R. Dag No.817**, under **L.R.Khatian No.2552** lying and situated at **Mouza: Chakrajumolla**, J.L No. 18 to one to **Floorable Construction Private Limited** and accordingly it

  
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became the owner of the land and recorded its name in the record of rights under **L.R. Khatian No.3536** and is well enjoying the same.

**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

L.R. Dag No.	Total Area (Decimal)	Khatian No.	Owner name	Father's /Husband's name	Share	Share Area (in Decimal)
817	14	3277	Happy shop Construction Private Limited	-	0.5914	8.2796
		3536	Floorable Construction Private Limited	-	0.4086	5.7204

**INVESTIGATION**

**ENCUMBRANCES REPORT**

We have caused necessary searches of subject property situated at R.S Plot No. 817 corresponding to L.R. Plot No. 817 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:

**Index - II**

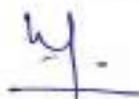
MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.817  
P.S. Bishnupur, District -South 24 Parganas  
Year: 1994 - 2024

**R.A. – KOLKATA**

**Year – 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. –ALIPUR**



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Alipore Judges' Court  
Room No: 24 (New), Kol-27

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**Index - II**

MOUZA - Chak Rajumolla, J.L. No.18, L.R Plot No.817

P.S. Bishnupur, District - South 24 Parganas

Year: 1994 - 2024

**R.A. - KOLKATA**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. - ALIPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**

**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2016	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2017	161302663	Sale	I	1613-2017	54143 to 54166	8.28 Dec.	Corroborating with the devolution
2018 - 2021	Nil	Nil	Nil	Nil	Nil	Nil	Nil

  
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2022	16130109 5	Sale	I	1613- 2022	51575 to 51611	5.72 Dec.	Corroborat ing with the devolution
2023 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

We, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 14 Decimal land by classification comprised in at Mouza Chakrajumolla, R.S.and L.R dag No. 817, J.L. No.1 8, P.S.: Bishnupur in the District of South 24 Parganas, West Bengal, India. Is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 825(P)**  
**(Area- 176.0384 Decimal)**

**TITLE DEVOLUTION:**

1. It appears from Deed No. 1190 for the year 2011 that one Bipin Bihari Sardar was the owner of All that the piece and parcel of land admeasuring an area of

  
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29.75 Decimal of land out of the total 272 Decimal of land situated at R.S. and L.R. Plot No. 825 under Mouza: Chakrajumolla, District: South 24 Parganas.

2. Thereafter while enjoying and possessing the aforesaid share, said **Bipin Bihari Sardar** died intestate leaving behind his son, **Khirod Prasad Sardar** as his legal heir who inherited the said portion of share left by his father as per Hindu Law of Succession.

3. By a Registered Deed of Conveyance dated 12.03.1981 said **Khirod Prasad Sardar** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 4.857 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Janab Abu Bakkar Mistri, Janab Ansar Ali Mistry, Janab Liyakat Ali Mistry, Janab Chattar Ali Mistry, Janab Moktar Ali Mistry, Aktar Ali Mistry, Janab Haiyadar Ali Mistry** which was registered in the office of S.R. Bisnupur and recorded in Book-I, Volume. 12, Pages 249 to 251 being **Deed No.1941 for the year 1981.**

4. It further appears from Deed No. 1190 of 2011, that by a Registered Deed of Conveyance dated 12.03.1981 said **Khirod Prasad Sardar** sold transferred and conveyed certain quantum of land out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Janab Abu Bekar Mistri, Janab Ansar Ali Mistry, Janab Liyakayat Ali Mistry, Janab Chattar Ali Mistry, Janab Moktar Ali Mistry, Aktar Ali Mistry, Janab Haiyadar Ali Mistry** which was registered in the office of S.R. Bisnupur and recorded in Book-I, Volume. 12, Pages 252 to 254 being **Deed No.1942 for the year 1981.**

5. By a Registered Deed of Conveyance dated 18.04.2008 said **Janab Moktar Ali Mistry** and **Janab Hayder Ali Mistry** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 6 Decimal out of Total

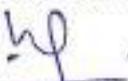
  
**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judicial Court  
Room No: 24 (New), Kol-27

Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Sakila Mondal** which is registered in the office of DSR -IV, South 24 Parganas and recorded in Book-I, CD Volume. 31, Pages 2278 to 2290 being **Deed No.9058** for the year **2010**.

**6.** by a Registered Deed of Gift dated 03.03.2011 said **Sattar Ali Mistry alias Sattar Mistry and Akhtar Ali Mistry alias Akhtar Mistry** gifted All that the piece and parcel of land admeasuring an area of 6.58 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Ansar Ali Mistry alias Ansar Mistry** which was registered in the office of ADSR Bishnupur and recorded in Book-I, CD Volume. 4, Pages 1857 to 1871 being **Deed No.1190 for the year 2011**.

**7.** by a Registered Deed of Conveyance dated 27.02.2024 said Ansar Mistry alias Ansar Ali Mistry, Liakat Ali Mistry alias Liyakat Ali Mistry, Abubakar Mistry, Shakila Mondal, Hayder Mistry, Moktar Mistry sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 23.0384 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Linkplan Properties Private Limited** (Area - 9.8736 Decimal), **Lucky Hirise Private Limited** (Area - 9.3024 Decimal), **Mangalmayee Realtors Private Limited** (Area - 3.8624 Decimal) which was registered in the office of ARA -IV and recorded in Book-I, Volume. 1904-2024, Pages 173066 to 173094 being **Deed No. 2658** for the year **2024**.

**8.** It appears from Deed No.2687 for the year 2017 that **Brajendra Nath Sardar** s/o Bhupal Chandra Sardar was the owner of All that the piece and parcel of land admeasuring an area of 31 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas.

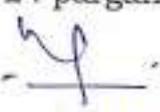
  
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Senior Govt. Pleader  
Alipore Joint Court  
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9. By a Registered Deed of Conveyance dated 24.05.2011, said **Brajendra Nath Sardar** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 31 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Shipra Chakraborty** which was registered at the office of DSR -IV, South 24 Parganas and recorded in Book I, Volume 13, Pages 2274 to 2284, being Deed No. 3803 for the year 2011.

10. by a Registered Deed of Conveyance dated 03.04.2017, said **Shipra Chakraborty** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Wavepool Developers Pvt. Ltd.** which was registered at the office of ADSR - Bishnupur and recorded in Book I, Volume 1613-2017, Pages 54057 to 54077, being Deed No. 2687 for the year 2017.

11. by a Registered Deed of Conveyance dated 03.04.2017, said **Shipra Chakraborty** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Primestar Realestate Pvt. Ltd.** which was registered at the office of ADSR - Bishnupur and recorded in Book I, Volume 1613-2017, Pages 54102 to 54121, being Deed No. 2690 for the year 2017.

12. by a Registered Deed of Conveyance dated 03.04.2017, said **Shipra Chakraborty** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Aswise Properties Pvt. Ltd.** which was registered at the office

  
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of ADSR – Bishnupur and recorded in Book I, Volume 1613-2017, Pages 54122 to 54142, being Deed No. 2691 for the year 2017.

13. It appears from the various documents available to us, that **Amal Krishna Sardar** s/o Surendra Nath Sardar was the owner of All that the piece and parcel of land admeasuring an area of 61 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas by virtue of inheritance.

14. By a Registered Deed of Conveyance dated 02.11.2004 said **Amal Krishna Sardar** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 30.5 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Joyotu Land Development Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 32, Pages 155 to 162 being **Deed No. 7769 for the year 2006.**

15. By a Registered Deed of Conveyance dated 15.06.2004 said **Amal Krishna Sardar** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 30.5 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: South 24 Parganas in favour of **Joyotu Land Development Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 32, Pages 225 to 232 being **Deed No. 7780 for the year 2006.**

16. It further appears from the various documents available to us, that **Rajabala Sardar** w/ o Meghnad Sardar was the owner of All that the piece and parcel of land admeasuring an area of 15 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza



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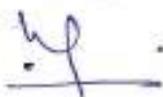
Chakrajumolla, District: 24 parganas by virtue of inheritance from her husband Meghnad Sardar.

17. By a Registered Deed of Conveyance dated 19.09.1983, said **Rajbala Sardar** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 15 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Bithika Sardar** which was registered at the office of SR – Bishnupur and recorded in Book I, Volume 111, Pages 140 to 144, being Deed No. 7261 for the year 1983.

18. It further appears from the various documents available to us, that **Biswanath Sardar** s/o Bhupal Sardar was the owner of All that the piece and parcel of land admeasuring an area of 30 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas by virtue of inheritance.

19. By a Registered Deed of Conveyance dated 05.07.2000, said **Bithika Sardar & Biswanath Sardar** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 45 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Radha Kanta Mondal** which was registered at the office of SR – Bishnupur and recorded in Book I, Volume 1, Pages 143 to 146, being Deed No. 32 for the year 2005.

20. by a Registered Deed of Conveyance dated 06.01.2005, said **Radha Kanta Mondal** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 45 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S./L.R. Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Joytu Land Development Pvt. Ltd.** which was registered at



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Room No: 24 (New), Kol-27

the office of SR – Bishnupur and recorded in Book I, Volume 145, Pages 209 to 216, being Deed No. 7531 for the year 2006.

21. It appears from Deed No. 1241 for the year 2004, that one Biswanath Adhikary was the owner of All that the piece and parcel of land admeasuring an area of 16 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R. Plot No. 825 under Mouza Chakrajumolla, District: South 24 Parganas.

22. By a Registered Deed of Conveyance, said **Biswanath Adhikary** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 16 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R. Plot No. 825 under Mouza Chakrajumolla, District: South 24 Parganas to **1. Chandra Adhikary, 2. Tanusree Adhikary & 3. Amrita Adhikary** which was registered at the office of SR – Bishnupur and recorded in Book I, Volume 32, Pages 447 to 451, being Deed No. 2923 for the year 2000.

23. By a Registered Deed of Conveyance dated 27.06.2003, said **1. Chandra Adhikary, 2. Tanusree Adhikary & 3. Amrita Adhikary** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 16 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas to **Joyotu Land Development Pvt. Ltd.** which was registered at the office of SR – Bishnupur and recorded in Book I, Volume 17, Pages 63 to 66, being Deed No. 1241 for the year 2004.

24. It appears from Deed No.3774 for the year 2008 that **Anup Sardar s/o Prafulla Sardar** was the owner of All that the piece and parcel of land admeasuring an area of 3.89 Decimal out of Total Plot Area of 272 Decimal of

  
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Alipore Judges' Court  
Room No: 24 (New), Kol-27

land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 Parganas by virtue of inheritance.

25. By a Registered Deed of Conveyance dated 23.02.2007 said **Anup Sardar** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 3.89 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Joyotu Land Development Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, CD Volume. 12, Pages 2162 to 2173 being **Deed No.3774 for the year 2008**.

26. Thus, by virtue of above mentioned Deeds, the said **Joyotu Land Development Private Limited** became the absolute owner of land admeasuring an area of 125.89 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas.

27. By a Registered Deed of Conveyance dated 28.01.2022, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Nanomyte Constructions Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 1613-2022, Pages 54950 to 54994 being **Deed No. 1083 for the year 2022**.

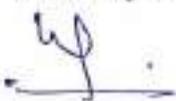
28. By a Registered Deed of Conveyance dated 28.01.2022, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot

Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Rishivansh Infracon Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 1613-2022, Pages 51612 to 51656 being **Deed No. 1084 for the year 2022.**

29. By a Registered Deed of Conveyance dated 28.01.2022, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Jaikrishna Realcon Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 1613-2022, Pages 51657 to 51701 being **Deed No. 1085 for the year 2022.**

30. by a Registered Deed of Conveyance dated 28.01.2022, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Blue Doors Realty Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 1613-2022, Pages 51702 to 51746 being **Deed No. 1086 for the year 2022.**

31. By a Registered Deed of Conveyance dated 28.01.2022, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 6 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Nanomyte Developers**

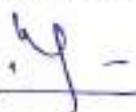
  
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**Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 1613-2022, Pages 54995 to 55039 being **Deed No. 1088 for the year 2022.**

**32.** By a Registered Deed of Conveyance dated 28.01.2022, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Maxrise Realtors Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 1613-2022, Pages 51829 to 51873 being **Deed No. 1090 for the year 2022.**

**33.** By a Registered Deed of Conveyance dated 28.01.2022, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 10 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Mansland Real Estate Private Limited** which was registered in the office of ADSR Bisnupur and recorded in Book-I, Volume. 1613-2022, Pages 51530 to 51574 being **Deed No. 1094 for the year 2022.**

**34.** By a Registered Deed of Conveyance dated 06.02.2023, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 26 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Linton Towers Private Limited (Area - 10 Decimal), Queen Dealers Private Limited (Area - 10 Decimal), Sagam Devcon Private Limited (Area - 04 Decimal) & Panchwati Infracon Private Limited (Area - 02 Decimal)** which was registered in the

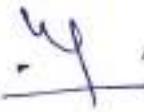
  
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Room No: 24 (New), Kol-27

office of ARA -IV, Kolkata and recorded in Book-I, Volume. 1904-2023, Pages 162106 to 162136, being **Deed No. 2808 for the year 2023.**

**35.** By a Registered Deed of Conveyance dated 06.02.2023, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 26 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Sagam Devcon Private Limited (Area - 06 Decimal), Topmost Complex Private Limited (Area - 10 Decimal) & Shivpariwar Developers Private Limited (Area - 10 Decimal)** which was registered in the office of ARA -IV, Kolkata and recorded in Book-I, Volume. 1904-2023, Pages 161991 to 162021, being **Deed No. 2810 for the year 2023.**

**36.** By a Registered Deed of Conveyance, said **Joyotu Land Development Private Limited** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 05 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Anjali Dhole** which was registered at the office of ADSR - Bishnupur and recorded in Book-I, Volume. 31, Pages 131 to 138, being **Deed No. 2167 for the year 2004**

**37.** By a Registered General Power of Attorney dated 16.10.2020, said **Anjali Dhole** appointed **Indira Roy Mukherjee alias Indrani Roy Mukherjee** as her Constituted Attorney to act on her behalf with respect to her aforesaid portion of land which was registered at the office of DSR -IV, South 24 Parganas and recorded in Book I, Volume 1604-2020, Page No. 182036 to 182056, being **Deed No. 4009 for the year 2020.**

  
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**38.** By a Registered Deed of Conveyance dated 06.02.2023, said **Anjali Dhole represented by her Constituted Attorney Indira Roy Mukherjee alias Indrani Roy Mukherjee** sold transferred and conveyed All that the piece and parcel of land admeasuring an area of 05 Decimal out of Total Plot Area of 272 Decimal of land situated at R.S/L.R Plot No. 825 under Mouza Chakrajumolla, District: 24 parganas in favor of **Motilal Hirise Private Limited** which was registered in the office of ARA -IV, Kolkata and recorded in Book-I, Volume. 1904-2023, Pages 169896 to 169925, being **Deed No. 2811 for the year 2023.**

**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

L.R. Dag No.	Khatian No.	Total area of the Plot(Decimal)	Owner name	Share	Share Area (in decimal)
825	17	272	Adhir Sardar	0.0143	3.89
	38		Abodhbala Sardar	0.0142	3.86
	51		Arobindu Sardar	0.0142	3.86
	128		Entaz Dhali	0.0522	14.2
	336		Jumman Dhali	0.0260	7.1
	493		Prafulla Sardar	0.0095	2.58
	504		Prasanta Sardar	0.0143	3.89
	556		Basanta Sardar	0.0143	3.89
	578		Bijoy Krishna Sardar	0.0324	8.81
	706		Moktar Mistry	0.0566	15.39
	736		Ratikanta Sardar	0.0143	3.89
	761		Rajesh Sardar	0.0142	3.86
	915		Sirajul Tali	0.0261	7.1



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Alipore Judges' Court  
Room No: 24 (New), Kol-27

1419	Shipra Chakraborty	0.0016	0.43
3134	R D K Development Pvt. Ltd.	0.0690	18.77
3250	Asim Sardar	0.0090	2.45
3251	Achintya Sardar	0.0090	2.45
3252	Amiya Sardar	0.0090	2.45
3253	Shankar Prasad Sardar	0.0090	2.45
3271	Wavepool Developers Pvt. Ltd.	0.0367	9.98
3272	Aswise Properties Pvt. Ltd.	0.0367	9.98
3273	Primestar real Estate Pvt. Ltd.	0.0367	9.98
3373	Aktar Dhali	0.0048	1.3
3442	Topmost Complex Pvt. Ltd.	0.0367	9.98
3443	Shibparibar Developers Pvt. Ltd.	0.0368	10
3445	Queen Dealers Pvt. Ltd.	0.0368	10
3446	Panchabati Infracon Pvt. Ltd.	0.0074	2.01
3453	Sagam Debcom Pvt. Ltd.	0.0221	6.01
3454	Motilal Hirise Pvt. Ltd.	0.0184	5
3455	Linton Towers Pvt. Ltd.	0.0368	10
3516	Joykrishna Realcon Pvt. Ltd.	0.0368	10
3517	Rishivansh Infracon Pvt. Ltd.	0.0368	10

3518	Blue Doors Realty Pvt. Ltd.	0.0368	10
3519	Nanomite Construction Pvt. Ltd.	0.0368	10
3520	Maxrise Realters Pvt. Ltd.	0.0368	10
3523	Sagam Debcom Pvt. Ltd.	0.0147	4
3527	Matilal Hirise Pvt. Ltd.	0.0184	5
3529	Mansland Real Estate Pvt. Ltd.	0.0361	9.82
3537	Lucky Hirise Pvt. Ltd.	0.0342	9.3
3542	Mangalmoyee Realters Pvt. Ltd.	0.0142	3.86
3543	Linkplan Properties Pvt. Ltd.	0.0363	9.8736

**INVESTIGATION**

**ENCUMBRANCES REPORT**

We have caused necessary searches of subject property situated at R.S Plot No. 825 corresponding to L.R. Plot No. 825 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bishnupur, Police Station Bishnupur, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of R.A.- Kolkata, D.R. Alipore and A.D.S.R: Bishnupur, in the following manner:

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18, R.S.Plot No.825  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 - 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**



**DILIP KUMAR GHOSH**  
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Senior Govt. Pleader  
Alipore, District Court  
Room No. 54, Kolkata-27

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil -

**D.R. -ALIPUR**  
**Year - 1994 - 2024**

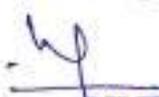
Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994- 2009	Nil	Nil	Nil	Nil	Nil	Nil	-
2010	09058	Sale	I	31	2278 - 2290	6 Dec.	Corroborating
2011	03803	Sale	I	13	2274 - 2284	31 Dec.	Corroborating
2012 2024	Nil	Nil	Nil	Nil	Nil	Nil	-

**A.D.S.R. - BISHNUPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994- 1997	Nil	Nil	Nil	Nil	Nil	Nil	-
1998	16040193 2	Sale	I	92	107 - 118	15 Dec.	Not Corroborating
1999 2007	Nil	Nil	Nil	Nil	Nil	Nil	-
2008	16130377 4	Sale	I	12	2162 to 2173	0.9725 Dec.	Corroborating
2009 2010	Nil	Nil	Nil	Nil	Nil	Nil	-
2011	16130119 0	Gift	I	4	1857 to 1871	6.58 Dec.	Corroborating
2012 2024	Nil	Nil	Nil	Nil	Nil	Nil	-

**Index - II**

MOUZA - Chak Rajumolla, J.L. No.18 L.RPlot No.825  
P.S. Bishnupur, District -South 24 Parganas

  
**DILIP KUMAR GHOSH**  
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Allpore Judges Court  
Room No: 24 (New), Kol-27

Year: 1994 - 2024

**R.A. - KOLKATA**  
**Year - 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2022	Nil	Nil	Nil	Nil	Nil	Nil	-
2023	190402808	Sale	I	1904-2023	162106 - 162136	26 Dec.	Corroborating
	190402810	Sale	I	1904-2023	161991 - 162021	26 Dec.	Corroborating
	190402811	Sale	I	1904-2023	169896 - 169925	5 Dec.	Corroborating
	190416428	Declaration	I	1904-2023	941262 - 941275	5 Dec.	Corroborating
2024	190402658	Sale	I	1904-2024	173066 - 173094	19.7436 Dec.	Corroborating

**D.R. -ALIPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994-2019	Nil	Nil	Nil	Nil	Nil	Nil	-
2020	160404009	POA	I	1604-2020	182036 - 182056	3 Katha	Corroborating
2021 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	-

**A.D.S.R. - BISHNUPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994-2016	Nil	Nil	Nil	Nil	Nil	Nil	-
2017	161302687	Sale	I	1613-2017	54057 - 54077	10 Dec.	Corroborating
	161302690	Sale	I	1613-2017	54102 - 54121	10 Dec.	Corroborating
	161302691	Sale	I	1613-2017	54122 - 54142	10 Dec.	Corroborating
2018 - 2019	Nil	Nil	Nil	Nil	Nil	Nil	-



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2020	161301898	Sale	I	1613-2020	48642 48659	-	1.29 Dec.	Corroborating
2021	Nil	Nil	Nil	Nil	Nil		Nil	-
2022	161301083	Sale	I	1613-2022	54950 54994	-	10 Dec.	Corroborating
	161301084	Sale	I	1613-2022	51612 51656	-	10 Dec.	Corroborating
	161301085	Sale	I	1613-2022	51657 51701	-	10 Dec.	Corroborating
	161301086	Sale	I	1613-2022	51702 51746	-	10 Dec.	Corroborating
	161301088	Sale	I	1613-2022	54995 55039	-	6 Dec.	Corroborating
	161301090	Sale	I	1613-2022	51829 51873	-	10 Dec.	Corroborating
	161301094	Sale	I	1613-2022	51530 51574	-	10 Dec.	Corroborating
2023 2024	Nil	Nil	Nil	Nil	Nil		Nil	-

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

We, hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 272 Decimal of Sali Land by classification comprised in at Mouza: Chakrajumolla, R.S. and L.R. dag No.825, J.L. No.1 8, P.S.: Bishnupur, in the District of South 24 Parganas, West Bengal, India. Is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

**R.S. AND L.R. DAG No. 839(P)**



**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt Pleader  
Alipore District Court  
Room No. 27

(Area- 42.09 Decimal)

**TITLE DEVOLUTION:**

1. One **Dharanidhar Mondal**, son of Trailokyo Nath Mondal was the R.S. recorded owner of Sali land admeasuring about 101 Decimal comprised in **R.S. Dag No. 839**, under **R.S. Khatian No. 71**, lying and situated at Mouza: Chakrajumolla, J.L. No.18 and were well enjoying the same and well entitled to transfer the same to anyone in any way.

2. While enjoying and possessing the aforesaid property that said Dharnidhar Mondal died intestate leaving behind his two sons namely Krishna Mohan Mondal and Bishnupada Mondal as his legal heirs as per the Hindu Law of Inheritance who jointly inherited the share of Late Dharnidhar Mondal and thereafter said Krishna Mohan Mondal died intestate leaving behind his two sons namely Haripada Mondal and Amit Mondal as his only legal heirs as per the Hindu Law of Inheritance who jointly inherited the share and accordingly both the brothers recorded their names in the recent record of rights under L.R. Khatian No. 203 and 3071.

3. By virtue of a registered Deed of Gift dated 10.04.2012, duly registered at A.D.S.R. Bishnupur and recorded in Book No. I, CD Volume No. 8, Pages 183-197 being **Deed No. 2341** for the year 2012 said Haripada Mondal gifted and /or transferred Sali land admeasuring about of 25.25 Decimal out of total land area of 101 Decimal, comprised in R.S. and L.R. Dag No. 839 under **L.R. Khatian No. 203**, lying and situated at Mouza: Chakrajumolla, J.L No. 18 to his son **Mintu Mondal** and accordingly he became the owner of the land and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

4. By virtue of a registered Deed of Sale dated 15.09.2017 duly registered at A.D.S.R. Bishnupur and recorded in Book No. I, Volume No. 1613-2017, Pages

**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Club  
Room No. 1213

112164 to 112184 being **Deed No. 5377** for the year 2017 said **Amit Mondal**, son of Haripada Mondal sold transferred and conveyed Sali land admeasuring about **10 Decimal** out of 25.25 Decimal out of total land area of 101 Decimal comprised in R.S. and L.R. Dag No. 839 under **L.R. Khatian No. 203**, lying and situated at Mouza: Chakrajumolla, J.L No. 18 to one **Maxleen Developers Private Limited** and accordingly it became the owner of the land and thereafter recorded its name in the recent record of rights under **L.R. Khatian No.2994** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

5. By a registered Deed of Sale dated 08.06.2022 registered at A.D.S.R. Bishnupur and recorded in Book No.I, Volume No.1613-2022, Pages 107935 to 107959 being **Deed No. 4352** for the year 2022 said Amit Ranjan Mondal sold transferred and conveyed Sali land admeasuring about **10 Decimal** out of 15.25 decimal out of total land area of 101 Decimal comprised in R.S. and L.R. Dag No. 839 under **L.R. Khatian No.3071**, lying and situated at Mouza: Chakrajumolla, J.L No. 18 to one **Mayabreast Product Private Limited** and accordingly it became the owner of the land and thereafter recorded its name in the recent record of rights under **L.R. Khatian No.3368** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

6. By a registered Deed of Sale dated 08.06.2022 registered at A.D.S.R Bishnupur and recorded in Book No. I, Volume No. 1613-2022, Pages 108122 to 108146 being **Deed No. 4355** for the year 2022 said **Amit Ranjan Mondal** sold transferred and conveyed area of **5.25 Decimal** out of 5.25 Decimal out of total land area of 101 Decimal, lying and situated at Mouza: Chakrajumolla, J.L No. 18 to one **Rupman Real Estate Private Limited** and accordingly it became the owner of the land and thereafter recorded its name in the recent record of rights under **L.R. Khatian No.3369** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.



**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Sessions Court  
Room No. 101, 102, 103, 104, 105, 106, 107

7. Said **Bishnupada Mondal** died intestate leaving behind his wife namely Basanti Mondal one daughter namely Dipa Roy and one son namely Bimal Mondal as his legal heirs as per the Hindu Law of Inheritance and accordingly all of them became the joint owners of Sali land admeasuring about 50.50 Decimal land out of 101 Decimal comprised in R.S. and L.R. Dag No. 839 who inherited the share as left by Late Bishnupada Mondal and accordingly all of them became the owner of the above said land and were jointly enjoying the same.

8. Said Bimal Chandra Mondal died intestate leaving behind his wife namely Minati Mondal and son namely Santanu Mondal and three daughters namely Rupa Mondal, Mita Sarkar and Rita Naskar as his only legal heirs and accordingly recorded their names under L.R. Khatian Nos. 2976, 2977, 2978, 2979, 2980 and thereafter by a registered Deed of Sale dated 08.06.2022 registered at A.D.S.R Bishnupur and recorded in Book No. I, Volume No. 1613-2022, Pages 107902 to 107934 being **Deed No. 4353** for the year 2022 all the legal heirs of Late Bimal Chandra Mondal sold and/or transferred and conveyed Sali land admeasuring about **10 Decimal** out of total land area of 101 Decimal comprised in R.S. and L.R. Dag No. 839 under **L.R. Khatian Nos. 2976, 2977, 2978, 2979, 2980**, lying and situated at Mouza: Chakrajumolla, J.L No. 18 to one **Dreampark Infrastructure Private Limited** and accordingly it became the owner of the land and thereafter recorded its name in the recent record of rights under **L.R. Khatian No.3370** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

9. Again by a registered Deed of Sale dated 08.06.2022 registered at A.D.S.R. Bishnupur and recorded in Book No. I, Volume No. 1613-2022, Pages 108035 to 108067 being **Deed No. 4356** for the year 2022, all legal heirs of Late Bimal Chandra Mondal sold and/or transferred and conveyed Sali land admeasuring about **6.84 Decimal** out of total land area of 101 Decimal comprised in R.S. and L.R. Dag No. 839 under **L.R. Khatian Nos. 2976, 2977, 2978, 2979, 2980**, lying and situated at Mouza: Chakrajumolla, J.L No. 18 to one **Rupam Real Estate**

  
**DILIP KUMAR GHOSH**

Advocate  
Senior Govt. Pleader  
Allpore Judges Court  
Dist. No. 71

**Private Limited** and accordingly it became the owner of the land and thereafter recorded its name in the recent record of rights under **L.R. Khatian No.3369** and is well enjoying the same and well entitled to transfer the same to anyone in anyway.

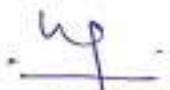
**NAME OF THE CURRENT OWNER AS PER L.R. RECORD OF RIGHTS:-**

Khatian No.	Classification	Total area of the Plot	Owner name	Father's/Husband's name	Share	Share Area (in decimal)
364	Shali	101	Dipa Roy	Madhusudhan	0.3333	33.6633
1446			Mintu Mondal	Haripada	0.2500	25.25
2976			Minati Mondal	Bimal	0.0001	0.0101
2994			Maxleen Developers Private Limited	--	0.0990	9.999
3071			Amit Ranjan Mondal	Krishna Monhan Mondal	0.0001	0.0101
3368			Mayabreast Project Pvt Ltd		0.0990	9.999
3369			Rupman Real estate Pvt Ltd		0.1194	12.0594
3370			Dreampark Infrastructure Pvt Ltd		0.0991	10.0091

**INVESTIGATION**

**ENCUMBRANCES REPORT**

We have caused necessary searches of subject property situated at R.S Plot No. 839 corresponding to L.R. Plot No. 839 lying and situated at Mouza: Chakrajumolla, J.L. No. 18, Block: Bhangar-II, Police Station Bhangar-II, District South 24 Parganas for 30 years i.e. from 1994 to 2024 at the office of RA- Kolkata, D.R Alipore and ADSR: Bishnupur, in the following manner:



**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 24 (New)

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 R.S. Plot No.839  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. –ALIPUR**  
**Year – 1994 – 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year – 1994 – 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2011	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2012	161302341	Gift	I	8	183 to 197	25.25 Dec.	Corroborating with the devolution
2013 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**Index - II**

MOUZA – Chak Rajumolla, J.L. No.18 L.R Plot No.839  
P.S. Bishnupur, District –South 24 Parganas  
Year: 1994 – 2024

**R.A. – KOLKATA**  
**Year – 1994 -2024**



**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt Pleader  
Allpore Judges Court  
Room No. 24 (New), Kol-27

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**D.R. -ALIPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2024	Nil	Nil	Nil	Nil	Nil	Nil	Nil

**A.D.S.R. - BISHNUPUR**  
**Year - 1994 - 2024**

Year	Deed No.	Nature of Deed	Book No.	Volume No.	Page No.	Area	Remarks
1994 - 2016	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2017	161305377	Sale	I	1613-2017	112164 - 112184	10 Dec.	Corroborating with the devolution
2018 - 2021	Nil	Nil	Nil	Nil	Nil	Nil	Nil
2022	161306558	Sale	I	1613-2022	151824 - 151840	16.83 Dec.	Corroborating with the devolution
	161304355	Sale	I	1613-2022	108122 - 108146	5.25 Dec.	Corroborating with the devolution
	161304356	Sale	I	1613-2022	108035 - 108067	6.84 Dec.	Corroborating with the devolution

*[Handwritten Signature]*

**DILIP KUMAR GHOSH**

Senior Govt. Ple.  
Alipore Judges' F.

	16130435 2	Sale	I	1613- 2022	107935 107959	-	10 Dec.	Corrobo rating with the devoluti on
	16130435 3	Sale	I	1613- 2022	107902 107934	-	10 Dec.	Corrobo rating with the devoluti on
2023 2024	- Nil	Nil	Nil	Nil	Nil		Nil	Nil

It may be noted that while searching relevant Index of the concerned registration office, records of some years were found incomplete or torn and/or partly torn or damaged or not available and therefore searches for those years could not be made. It may also be noted that there are some entries found in the list which are mentioned above. It is pertinent to mention herein that certain documents of registration which have been kept pending are not noted in the index, wherein, searches were made and as such searches of these documents cannot be performed.

**CONCLUSION:**

I hereby certify that the owners of the property as stated herein above and the title of ALL that piece and parcel of the property admeasuring an area of 101 Decimal of Sali land by classification comprised in at Mouza Chakrajumolla, R.S. and L.R dag No.839, J.L. No.18, P.S.: Bishnupur, in the District of South 24 Parganas,

  
**DILIP KUMAR GHOSH**  
 Advocate  
 Senior Govt. Pleader  
 Alipore District Court  
 Bishnupur, South 24 Parganas

West Bengal, India. Is having clear marketable title thereto subject to Investigation Reports / observation mentioned in this "Legal Due Diligence and Search Report" as it appears by the search and investigation of title.

REPORT PREPARED BY:



**Dilip Kumar Ghosh**

Advocate

(Senior Government Pleader)

Alipore Judges' Court.

**DILIP KUMAR GHOSH**  
Advocate  
Senior Govt. Pleader  
Alipore Judges' Court  
Room No: 24 (New), Kol-27

No. : 1946 - C/D.P. - 18/2023

Dated : 31.03.2023

NOTIFICATION

The undersigned is hereby directed to say that the Governor has been pleased to appoint Mr. Dilip Kumar Ghosh, Ld. Advocate of Alipore Court, South 24 Parganas as Ld. Senior Panel Government Pleader for Alipore Sadar Court, South 24 Parganas on usual terms and conditions in the interest of public service.

This Notification is issued in partial modification of this office earlier Notification No. 4259-C/D.P. - 40/2021 dated 25.11.2021.

By Order of the Governor

Sd/-

Legal Remembrancer & Ex-Officio Secretary  
to the Govt. of W.B., Judicial Department

No. : 1946/7 - C / D.P. - 18/2023

Dated : 31.03.2023

Copy forwarded for information & taking necessary action to:

- 1) OSD to the Hon'ble MIC, Law & Judicial Deptt., Govt. of West Bengal, Writers' Building
- 2) Ld. District Judge, South 24 Parganas, Alipore, Kol- 27
- 3) District Magistrate, South 24 Parganas, Alipore, Kol-27
- 4) Director of Prosecution, W.B., Writers' Building
- 5) Ld. Government Pleader, South 24 District Judges court at Alipore, Kol-27
- ✓6) Mr. Dilip Kumar Ghosh, Advocate  
Pramila Apartment, Flat-C, Floor-3<sup>rd</sup> 56/9, Ho-Chi-Min-Sarani, Biren Roy Road, (West) Paris  
Para, Kol-700008
- 7) Office Copy



Administrative Officer  
Office of the Legal Remembrancer, W.B.