



BIKASH KARMAKAR

B.Com., L.L.B. (Advocate) High Court, Calcutta

9903497515 / 8910177077

adv.bkarmakar@gmail.com

Dated : 20/06/2025

NO ENCUMBRANCES CERTIFICATE AND DETAILED TITLE REPORT

Ref : **ALL THAT** a piece and parcel of Bastu land total measuring about **23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft.** more or less as per Deed but after final measurement, the land is stated as **22 (twenty two) Cottahs 14 (fourteen) Chittacks 13 (thirteen) Sq.ft.** more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692**, having **Municipal Holding No. AS/439 (10/06)**, **Block - KE, Kaikhali, Daspara**, having property address **Dashadrone, Kaikhali, P.O - Airport, P.S - Airport (formerly Rajarhat), Kolkata - 700052** under Ward No. 6 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas, West Bengal togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein.

Present owners of the said plot : (1) **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa,
(2) **MR. ROHIT HANDA**, son of Mr. Rumesh Kumar Handa,
(3) **M.D.M.S.**, A Trust Board.

I have caused necessary searches in the Additional District Sub Registry Office at i) Bidhannagar, Salt Lake City for the period from 2000 to 2025, ii) D.S.R - I, North 24 Parganas for the period from 2022 to 2025, iii) D.S.R - II, North 24 Parganas for the period from 2000 to 2025, iv) D.S.R - III, North 24 Parganas for the period from 2022 to 2025, v) A.R.A - I, Kolkata for the period from 2019 to 2025, vi) A.R.A - II, Kolkata for the

Chamber: KARMAKAR & ASSOCIATES, LAW FIRM, Krishnapur Main Road, Siddhartha Nagar, Kolkata - 700102

Residence: JYOSTNALAYA, Krishnapur Siddhartha Nagar, Near: Vidya Sagar High School, Kolkata 700102

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Advocate

High Court, Calcutta

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period from 2008 to 2025, vii) A.R.A - III, Kolkata for the period from 2019 to 2025, and viii) A.R.A - IV, Kolkata for the period from 2015 to 2025, and have inspected the settlement Record, B.L. & L.R.O Mutation and all other relevant documents in respect of the aforesaid Property and also found that the said plot is not affected by any trust, mortgage, charges, lease, lien, attachment or any other encumbrances or any right of easement in favour of any person or persons.

:-MY REPORT IS AS FOLLOWS :-

WHEREAS one Smt. Rasmoni Das, wife of Late Panchkori Das was the absolute Owner and peaceful possessor of **ALL THAT** a piece and parcel of Bastu land measuring **39 Decimals** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, R.S. Dag No. 289/647 under C.S. Khatian No. 143 in R.S. Khatian No. 144, P.S. Rajarhat, Dist - North 24 Parganas, by virtue of a registered Deed of Gift from her previous owner which was duly registered on 28/11/1949, in the office of the Sub-Registrar at Cossipur Dum Dum and recorded the same in Book-I, Volume No. 66, Page from 16 to 17, Being No. 4287, for the year 1949.

AND WHEREAS by virtue of said Deed of Gift said Smt. Rashmoni Das had been absolutely possessing, occupying and enjoying the aforesaid property and she got her name recorded and/or mutated with the Collector Office, North 24-Parganas by creating structures thereon and during her peaceful and uninterrupted possession and enjoyment of the said property she got her name mutated and/or recorded with the Revisional Settlement Record in R.S. Dag No.289/647, under R.S. Khatian No.579, in Mouza -Kaikhali, J.L. No.105, Re.Su. No.115, Touzi No.172, within P.S. Rajarhat, in the District North 24-Parganas.

AND WHEREAS by virtue of the aforesaid circumstances said Smt. Rasmoni Das, wife of Late Panchkori Das, became the absolute, rightful and recorded sole owner of **ALL THAT** a piece and parcel of Bastu land measuring **39 Decimals** more or less lying and

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situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas.

AND WHEREAS while seized, possessed and enjoyed the said property said **Smt. Rasmoni Das**, wife of Late Panchkori Das, sold and transferred some portions of landed property i.e **ALL THAT** a piece and parcel of Bastu land measuring **04 (four) Cottahs 05 (five) Chittacks 08 (eight) sq.ft** more or less out of **39 Decimals** lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas alongwith right to use of common passage for ingress and egress to **SMT. DIPALI ROY**, wife of Shib Nath Roy of Flat No - F/5, 7, Diamond Harbour Road, Calcutta - 27, by way of registered "Suf Bickroy Kobala Dalil" which was duly registered on 16/08/1965 before the A.D.S.R office at Cossipore, DumDum and recorded the same in Book No - 1, Volume No. - 106, Pages from 116 to 120, Being No. - 7509 for the year 1965.

AND WHEREAS while seized, possessed and enjoyed the said property said **SMT. DIPALI ROY**, wife of Shib Nath Roy of Flat No - F/5, 7, Diamond Harbour Road, Calcutta - 27, sold and transferred **ALL THAT** a piece and parcel of Bastu land measuring **04 (four) Cottahs 05 (five) Chittacks 08 (eight) sq.ft** more or less out of **39 Decimals** lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas alongwith right to use of common passage for ingress and egress to **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa by way of registered "Deed of Conveyance" which was duly registered on 21/09/1978 before the Registrar U/S 7(2) office at Alipore, 24 Parganas and recorded the same in Book No - 1, Volume No. - 210, Pages from 91 to 95, Being No. - 6454 for the year 1978.



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M- 9903497515

AND WHEREAS by dint of the said registered "Deed of Conveyance", dated 21/09/1978, said **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa became the owner of **ALL THAT** a piece and parcel of Bastu land measuring **04 (four) Cottahs 05 (five) Chittacks 08 (eight) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas alongwith right to use of common passage for ingress in and egress to and while seized and possessed of the aforesaid land and after establishment of Rajarhat Gopalpur Municipality said **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa duly applied for mutation and get the same vide Municipal Holding No. AS/72/07/BL-KF/11-12, Kaikhali, Daspara, P.O & P.S - Airport, Kolkata - 700052 and paying taxes and khajna regularly.

WHEREAS while seized, possessed and enjoyed the said property said **Smt. Rasmoni Das**, wife of Late Panchkori Das, sold and transferred some portions of landed property i.e **ALL THAT** a piece and parcel of Bastu land measuring **13 (thirteen) Cottahs 01 (one) Chittack 17 (seventeen) sq.ft** more or less out of **39 Decimals** lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas alongwith right to use of common passage for ingress and egress to **SMT. NITA DAS**, wife of Santosh Kumar Das of 46A, Girish Mukherjee Road, Bhawanipur, Calcutta - 700025, by way of registered "Suf Bickroy Kobala Dalil" which was duly registered on 14/12/1966 before the A.D.S.R office at Cossipore, DumDum and recorded the same in Book No. I, Volume No. 151, Pages from 80 to 85, Being No.10256, for the year 1966.

AND WHEREAS by virtue of said registered "Suf Bickroy Kobala Dalil", dated 14/12/1966 said **SMT. NITA DAS**, wife of Santosh Kumar Das of 46A, Girish Mukherjee Road, Bhawanipur, Calcutta - 700025, became the absolute owner of **ALL THAT** a

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piece and parcel of Bastu land measuring 13 (thirteen) Cottahs 01 (one) Chittack 17 (seventeen) sq.ft more or less out of 39 Decimals lying and situate at Mouza - Kaikhali, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas alongwith right to use of common passage for ingress and egress and while seized and possessed of the aforesaid land said **SMT. NITA DAS**, wife of Santosh Kumar Das duly recorded her name before the B.L & L.R.O, Rajarhat during the L.R Settlement and get L.R Khatian No. 401 in respect of R.S & L.R Dag No. 289/647 of Mouza - Kaikhali, J.L No. 5, under Police Station - Rajarhat, District - North 24 Parganas.

AND WHEREAS while seized, possessed and enjoyed the said property said **SMT. NITA DAS**, wife of Santosh Kumar Das of 46A, Girish Mukherjee Road, Bhawanipur, Calcutta - 700025, sold and transferred **ALL THAT** a piece and parcel of Bastu land measuring 06 (six) Cottahs 08 (eight) Chittacks more or less togetherwith 100 sq.ft kancha tiles shed thereon out of 13 (thirteen) Cottahs 01 (one) Chittack 17 (seventeen) sq.ft more or less lying and situate at Mouza - Kaikhali, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579**, **L.R Khatian No. 401**, P.S. Rajarhat, under Rajarhat Gopalpur Municipality, Ward No. 27, Dist - North 24 Parganas togetherwith 20ft. wide passage for ingress in and egress to alongwith all sorts of easements rights for ways, water, water courdes, sewerages etc. for the benefit and interest of the use and enjoyment of the said property to **MR. ROHIT HANDA**, son of Mr. Rumes Kumar Handa, by way of registered "Deed of Conveyance" which was duly registered on 14/12/2000 before the office of D.S.R - II, North 24 Parganas and recorded the same in Book No - 1, Volume No. - 47, Pages from 113 to 127, Being No. - 01769 for the year 2000.

AND WHEREAS by dint of the said registered "Deed of Conveyance", dated 14/12/2000, said **MR. ROHIT HANDA**, son of Mr. Rumesh Kumar Handa, became the owner of **ALL THAT** a piece and parcel of Bastu land measuring **06 (six) Cottahs 08 (eight) Chittacks** more or less togetherwith 100 sq.ft kancha tiles shed thereon out of **13 (thirteen) Cottahs 01 (one) Chittack 17 (seventeen) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 401**, P.S. Rajarhat, under Rajarhat Gopalpur Municipality, Ward No. 27, Dist - North 24 Parganas togetherwith 20ft. wide passage for ingress in and egress to alongwith all sorts of easements rights for ways, water, water courdes, sewerages etc. for the benefit and interest of the use and enjoyment of the said property and while seized and possessed of the aforesaid land said **MR. ROHIT HANDA**, son of Mr. Rumesh Kumar Handa, duly applied for mutation before the Rajarhat Gopalpur Municipality and get the same vide Municipal Holding No. AS/27/65/BL-KF/11-12, Kaikhali, Daspara, P.O & P.S - Airport, Kolkata - 700052 and paying taxes and khajna regularly.

WHEREAS while seized, possessed and enjoyed the said property said **SMT. NITA DAS**, wife of Santosh Kumar Das of 46A, Girish Mukherjee Road, Bhawanipur, Calcutta - 700025, sold and transferred **ALL THAT** a piece and parcel of Bastu land measuring **06 (six) Cottahs 08 (eight) Chittacks** more or less togetherwith 100 sq.ft kancha tiles shed thereon out of **13 (thirteen) Cottahs 01 (one) Chittack 17 (seventeen) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 401**, P.S. Rajarhat, under Rajarhat Gopalpur Municipality, Ward No. 27, Dist - North 24 Parganas togetherwith 4ft. wide passage for ingress in and egress to alongwith all sorts of easements rights for ways, water, water courdes, sewerages etc. for the benefit and

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interest of the use and enjoyment of the said property to **MRS. RUPA HANDA**, wife of Mr. Rumesh Kumar Handa, by way of registered "Deed of Conveyance" which was duly registered on 14/12/2000 before the office of D.S.R - II, North 24 Parganas and recorded the same in Book No - 1, Volume No. - 47, Pages from 290 to 304, Being No. - 01748 for the year 2000.

AND WHEREAS by dint of the said registered "Deed of Conveyance", dated 14/12/2000, said **MRS. RUPA HANDA**, wife of Mr. Rumesh Kumar Handa, became the owner of **ALL THAT** a piece and parcel of Bastu land measuring **06 (six) Cottahs 08 (eight) Chittacks** more or less togetherwith 100 sq.ft kancha tiles shed thereon out of **13 (thirteen) Cottahs 01 (one) Chittack 17 (seventeen) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 401**, P.S. Rajarhat, under Rajarhat Gopalpur Municipality, Ward No. 27, Dist - North 24 Parganas togetherwith 4ft. wide passage for ingress in and egress to alongwith all sorts of easements rights for ways, water, water courdes, sewerages etc. for the benefit and interest of the use and enjoyment of the said property and while seized and possessed of the aforesaid land said **MRS. RUPA HANDA**, wife of Mr. Rumesh Kumar Handa, duly applied for mutation before the Rajarhat Gopalpur Municipality and get the same vide Municipal Holding No. AS/27/66/BL-KF/11-12, Kaikhali, Daspara, P.O & P.S - Airport, Kolkata - 700052 and paying taxes and khajna regularly.

AND WHEREAS while seized and possessed of the aforesaid land said **MRS. RUPA HANDA**, wife of Mr. Rumesh Kumar Handa, died on 25/06/2014 and her death certificate was issued by Bidhannagar Municipality, Government of West Bengal, Department of Health & Family Welfare, vide Registration No. WB_DR_2014/20010/1/966, dated 03/07/2014 intestate leaving behind her husband

and only son namely Mr. Rumesh Kumar Handa and Rohit Handa as her legal heirs and successors of the Hindu Succession Act, 2005 (As Amended upto date).

AND WHEREAS by way of inheritance of deceased **MRS. RUPA HANDA**, her legal heirs and successors namely **MR. RUMESH KUMAR HANDA and ROHIT HANDA**, became the absolute and rightful joint owners of **ALL THAT** a piece and parcel of Bastu land measuring **06 (six) Cottahs 08 (eight) Chittacks** more or less togetherwith 100 sq.ft kancha tiles shed thereon out of **13 (thirteen) Cottahs 01 (one) Chittack 17 (seventeen) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 401**, within Police Station - Airport (formerly Rajarhat), under Rajarhat Gopalpur Municipality, Ward No. 10, having Municipal Holding No. AS/27/66/BL-KF/11-12, Kaikhali, Daspara, Kolkata - 700052, A.D.S.R Office at Bidhannagar, Salt Lake City, Dist - North 24 Parganas togetherwith 4ft. wide passage for ingress in and egress to alongwith all sorts of easements rights for ways, water, water courdes, sewerages etc. for the benefit and interest of the use and enjoyment of the said property.

AND WHEREAS by dint of the aforesaid the **Landowner No.1** herein became the absolute and rightful owner of **ALL THAT** a piece and parcel of vacant Bastu land measuring about {(04 Cottahs 05 Chittacks 08 Sq.ft) - own purchased land + (03 Cottahs 04 Chittacks) - undivided 50% share of his deceased wife} = **07 (seven) Cottahs 09 (nine) Chittacks 08 (eight) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579, P.S. Airport** (formerly Rajarhat), having Municipal Holding No. AS/72/07/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, Dist - North 24 Parganas and while seized and possessed of the aforesaid land the Landowner No. 1 herein duly applied for mutation before the B.L & L.R.O, Rajarhat and get L.R Khatian No. 2684 in total Land area 14 Decimals (0.3750

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share) out of 39 Decimals in respect of Mouza - Kaikhali, J.L. No. 05, P.S - Airport (formerly Rajarhat), District - North 24 Parganas.

AND WHEREAS by virtue of the aforesaid circumstances the **LANDOWNER NO.1** herein namely **MR. RUMESH KUMAR HANDA** became the absolute, rightful and recorded sole owner of **ALL THAT** a piece and parcel of vacant Bastu land measuring **07 (seven) Cottahs 09 (nine) Chittacks 08 (eight) sq.ft** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/72/07/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein morefully and particularly described in the **FIRST SCHEDULE** thereunder written.

AND WHEREAS by dint of the aforesaid the **Landowner No.2** herein became the absolute and rightful owner of **ALL THAT** a piece and parcel of Bastu land measuring about {(06 Cottahs 08 Chittacks) - own purchased land + (03 Cottahs 04 Chittacks) - undivided 50% share of his deceased mother} = **09 (nine) Cottahs 12 (twelve) Chittacks** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 401**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/27/65/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052 Dist - North 24 Parganas togetherwith 20ft. wide passage for ingress in and egress to alongwith all sorts of easements rights for ways, water, water courdes, sewerages etc. for the benefit and interest of the use and enjoyment of the

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said property and while seized and possessed of the aforesaid land the Landowner No. 2 herein duly applied for mutation before the B.L & L.R.O, Rajarhat and get L.R Khatian No. 2685 in total Land area 15 Decimals (0.3750 share) out of 39 Decimals in respect of Mouza - Kaikhali, J.L No. 05, P.S - Airport (formerly Rajarhat), District - North 24 Parganas.

AND WHEREAS by virtue of the aforesaid circumstances the **LANDOWNER NO.2** herein namely **MR. ROHIT HANDA** became the absolute, rightful and recorded sole owner of **ALL THAT** a piece and parcel of vacant Bastu land measuring **09 (nine) Cottahs 12 (twelve) Chittacks** more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579**, **L.R Khatian No. 2685**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/27/65/BL-KF/11-12, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein morefully and particularly described in the **SECOND SCHEDULE** thereunder written.

WHEREAS while seized, possessed and enjoyed the said property said **Smt. Rasmoni Das**, wife of Late Panchkori Das, sold and transferred some portions of landed property i.e **ALL THAT** a piece and parcel of Bastu land measuring **05 (five) Cottahs 15 (fifteen) Chittack 03 (three) sq.ft** more or less with one tiled shed structure standing thereon out of **39 Decimals** lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas alongwith right to use of common passage for ingress in and egress to in

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favour of **SMT. SANTIMOYEE BISWAS**, wife of Chandra Nath Biswas of 30, Sakharipara Road, Bhawanipur, Calcutta - 700025, by way of registered "Suf Bickroy Kobala Dalil" which was duly registered on 16/08/1965 before the A.D.S.R office at Cossipore, DumDum and recorded the same in Book-I, Volume No.110, pages from 49 to 53, Being No.7508, for the year 1965.

AND WHEREAS by virtue of said registered "Suf Bickroy Kobala Dalil", dated 16/08/1965 said **SMT. SANTIMOYEE BISWAS**, wife of Chandra Nath Biswas of 30, Sakharipara Road, Bhawanipur, Calcutta - 700025, became the absolute owner of **ALL THAT** a piece and parcel of Bastu land measuring **05 (five) Cottahs 15 (fifteen) Chittack 03 (three) sq.ft** more or less with one tiled shed structure standing thereon out of **39 Decimals** lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Rajarhat, Dist - North 24 Parganas alongwith right to use of common passage for ingress in and egress to.

AND WHEREAS the said **SMT. SANTIMOYEE BISWAS**, wife of Chandra Nath Biswas was enjoying and possessing the said land with structure by paying rents and taxes regularly and recorded her name in B.L. & L.R. office.

AND WHEREAS said **SMT. SANTIMOYEE BISWAS**, wife of Late Chandra Nath Biswas a Hindu, all along, Governed by the Dayabhaga School of Hindu Law died intestate on or about 8th January, 2005 leaving behind her surviving sons and daughters namely 1) Smt. Mamata Roy, wife of Sri Mukuleswar Roy of Behala, Kolkata - 700053, 2) Sri Raghunath Biswas, 3) Sri Bidyut Biswas of Bhowanipore, Kolkata - 700025, 4) Sri Pradyut Biswas of Belegghata, Kolkata - 700039, 5) Smt. Mridula Biswas of Bhowanipore, Kolkata - 700025 and grandson and granddaughter namely 6) Sri Abhik Rana, son of Asit Rana and late Bela Rana of Howrah and 7) Smt. Bjthika Modak, wife of Sri Rathindra Nath Modak of Belurh, Howrah, as her only legal heirs and successors to inherit the

aforesaid homestead land measuring more or less 5 **Cottahs 15 Chittaks 3 Sq. Ft** together with one tile shed structure standing thereon lying and situate at Mouza - Kaikhali, in C.S. Khatian No.143, corresponding R.S. Khatian No. 579, in R.S. Dag No.289/647 within P.S. Rajarhat, under Rajarhat Gopalpur Municipality, District North 24-Parganas.

AND WHEREAS the aforesaid legal heirs and successors of **SMT. SANTIMOYEE BISWAS**, wife of Late Chandra Nath Biswas by virtue of an Indenture dated 15.03.2006 registered in the office of A.D.S.R. Bidhannagar (Salt Lake) and recorded in Book-I, Volume No.151, pages from 65 to 81, Being Deed No. 02611, for the year 2006 as Vendors therein, sold, conveyed and transferred the aforesaid homestead land measuring more or less 5 **Cottahs 15 Chittaks 3 Sq. Ft.** together with one tile shed structure standing thereon lying and situate at Mouza - Kaikhali, J.L. No.105, in C.S. Khatian No.143, corresponding to R.S. Khatian No.579, in R.S. Dag No.289/647 within P.S. Rajarhat, District North 24-Parganas unto and in favour of **SRI CHANDAN MONDAL**, son of Sri Jahar Lal Mondal, the Purchaser therein of Narayantala (West), P.S. Rajarhat, Kolkata - 700059, District - North 24 Parganas, at and for a valuable consideration as mentioned therein.

AND WHEREAS while seized, possessed and enjoyed the said property said **SRI CHANDAN MONDAL**, son of Sri Jahar Lal Mondal, sold and transferred **ALL THAT** piece and parcel of homestead land measuring more or less 5 (five) **Cottahs 15 (fifteen) Chittaks 3 (three) Sq. Ft.** together with one tiles shed structure standing thereon with all user and easement rights on 6' ft. wide **Common passage** and all other rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein and thereto lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579**, P.S. Airport (formerly Rajarhat), under

Rajarhat Gopalpur Municipality, Ward No. 27, Dist - North 24 Parganas to **M.D.M.S.,** A Trust Board, having its office at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 represented by its Trustees namely i) **MR. RUMESH KUMAR HANDA,** son of Late Mohanlal Handa, ii) **MR. ROHIT HANDA,** son of Mr. Rumesh Kumar Handa, and iii) **MRS. RUPA HANDA,** wife of Mr. Rumesh Kumar Handa, all are residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 by way of registered "Deed of Conveyance" which was duly registered on 17/04/208 before the office of A.R.A - II, Kolkata and recorded the same in Book No - 1, CD Volume No. - 72, Pages from 1253 to 1274, Being No. - 09830 for the year 2008.

AND WHEREAS by dint of the said registered "Deed of Conveyance", dated 17/04/208, said **M.D.M.S.,** A Trust Board, having its office at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 represented by its Trustees namely i) **MR. RUMESH KUMAR HANDA,** son of Late Mohanlal Handa, ii) **MR. ROHIT HANDA,** son of Mr. Rumesh Kumar Handa, and iii) **MRS. RUPA HANDA,** wife of Mr. Rumesh Kumar Handa, all are residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 became the owner of **ALL THAT** piece and parcel of homestead land measuring more or less 5 (five) Cottahs 15 (fifteen) Chittaks 3 (three) Sq. Ft. together with one tiles shed structure standing thereon with all user and easement rights on 6' ft. wide Common passage and all other rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein and thereto lying and situate at **Mouza - Kaikhali,** J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S. Dag No. 289/647** under **R.S. Khatian No.579,** P.S. Airport (formerly Rajarhat), under Rajarhat Gopalpur Municipality, Ward No. 27, Dist - North 24 Parganas and while seized and

possessed of the aforesaid land said the said Trust Body duly applied for mutation before the Rajarhat Gopalpur Municipality and get the same vide Municipal Holding No. AS/439/BL-KE/09-10, Kaikhali, Daspara, P.O & P.S - Airport, Kolkata - 700052 and paying taxes and khajna regularly.

AND WHEREAS while seized and possessed of the aforesaid land said **MRS. RUPA HANDA**, wife of Mr. Rumesh Kumar Handa, died on 25/06/2014 and her death certificate was issued by Bidhannagar Municipality, Government of West Bengal, Department of Health & Family Welfare, vide Registration No. WB_DR_2014/20010/1/966, dated 03/07/2014 intestate leaving behind her husband and only son namely Mr. Rumesh Kumar Handa and Rohit Handa as her legal heirs and successors of the Hindu Succession Act, 2005 (As Amended upto date).

AND WHEREAS after the deceased of Mrs. Rupa Handa, wife of Mr. Rumesh Kumar Handa, a Board Meeting has been held on 14/02/2020 by and between the Settlor and Trustees of the Trust namely "M.D.M.S". In the said Board Meeting, the Settlor appointed **MRS. PRIYA HANDA**, wife of Mr. Rohit Handa, as a new Trustee and thereafter the said Trust Board namely "M.D.M.S" duly applied for mutation before the B.L & L.R.O, Rajarhat vide Mutation Case No. MN/2017/1507/3322, and get L.R Khatian No. 2692 in total Land area 09 Decimals (0.2368 share) out of 39 Decimals in respect of Mouza - Kaikhali, J.L No. 05, P.S - Airport (formerly Rajarhat), District - North 24 Parganas.

AND WHEREAS by virtue of the aforesaid circumstances the **LANDOWNER NO.3** herein namely **M.D.M.S.**, A Trust Board, represented by its Trustees namely i) **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa, ii) **MR. ROHIT HANDA**, son of Mr. Rumesh Kumar Handa and iii) **MRS. PRIYA HANDA**, wife of Mr. Rohit Handa, became the absolute, rightful and recorded owner of **ALL THAT** a piece and parcel of vacant Bastu land measuring 5 (five) Cottahs 15 (fifteen) Chittaks 3 (three) Sq. Ft.

BIKASH KARMAKAR

B.Com., L.L.B. (Advocate) High Court, Calcutta

9903497515 / 8910177077

adv.bkarmakar@gmail.com

more or less lying and situate at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2692**, P.S. Airport (formerly Rajarhat), having Municipal Holding No. AS/439/BL-KE/09-10, Kaikhali, Daspara, P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein morefully and particularly described in the **THIRD SCHEDULE** thereunder written.

AND WHEREAS thereafter the Landowners No. 1 & 2 herein entered into a registered Development Agreement in respect of **ALL THAT** a piece and parcel of Vacant Bastu land total measuring about **23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft.** more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **L.R Khatian No.401 & 579**, P.S. Airport (formerly Rajarhat), P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Rajarhar, Newtown (formerly Bidhannagar, Salt Lake City), District - North 24 Parganas with "**HAALISZ DEVELOPERS PRIVATE LIMITED**", a company incorporated and registered under the Companies Act, 1956, represented by its authorized representative **ADIL AMAN ALI**, son of Md. Asghar Ali and the said Development Agreement was executed on 08/06/2017 and registered the same on 13/06/2022 before the A.R.A - IV, Kolkata and recorded the same in Book No. I, Volume No, 1904-2017, Pages from 216109 to 216186, Being No. 190405745 for the year 2017 and the Landowners No. 1 & 2 herein also execute and registrar a Development Power of Attorney in favour of "**HAALISZ DEVELOPERS PRIVATE LIMITED**", a company incorporated and registered under the Companies Act, 1956, represented by its

Chamber: KARMAKAR & ASSOCIATES, LAW FIRM, Krishnapur Main Road, Siddhartha Nagar, Kolkata - 700102

Residence: JYOSTNALAYA, Krishnapur Siddhartha Nagar, Near: Vidya Sagar High School, Kolkata 700102

BIKASH KARMAKAR

Advocate

High Court, Calcutta

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authorized representative **ADIL AMAN ALI**, son of Md. Asghar Ali, which was executed on 20/06/2017 and registered the same on 21/06/2022 before the A.R.A - III, Kolkata and recorded the same in Book No. I, Volume No, 1903-2017, Pages from 86364 to 86411, Being No. 190303239 for the year 2017.

AND WHEREAS thereafter due to some unavoidable circumstances the Developer therein "**HAALISZ DEVELOPERS PRIVATE LIMITED**", a company incorporated and registered under the Companies Act, 1956, represented by its authorized representative **ADIL AMAN ALI**, son of Md. Asghar Ali, could not construct the same and as such both the parties therein revoke and/or cancel the said registered Development Power of Attorney Being No. 190303239 for the year 2017 which was duly executed and registered on 11/08/2021 before the A.R.A - III, Kolkata and recorded the same in Book No. IV, Volume No, 1903-2021, Pages from 27540 to 27560, **Being No. 190300691 for the year 2021** and thereafter both the parties therein cancellation the said registered Development Agreement Being No. 190405745 for the year 2017 and the same was registered on 10/02/2023 before the A.R.A - I, Kolkata and recorded the same in Book No. I, Volume No. 1901-2023, Pages from 54011 to 54031, **Being No. 1901011417 for the year 2023.**

AND WHEREAS the Settlor and Trustee herein of the "M.D.M.S" Trust decided to develop the aforesaid land and they called up a meeting before cancellation the registered Development Agreement Being No. 190405745 for the year 2017 on 08/06/2017 and after making decision they called up a another meeting on 15/12/2022 for choosing a Developer/Promoter after satisfying the same they chosen Mr. Sanjeev Kumar Sing, being the sole proprietor of "M/S SHREYA REALTY" and they passed a resolution on 20/01/2023 of the said Trusty Board namely "M.D.M.S".

AND WHEREAS by virtue of the aforesaid the present vendors herein namely 1) **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa, 2) **MR. ROHIT HANDA**, son of

BIKASH KARMAKAR

B.Com., L.L.B. (Advocate) High Court, Calcutta

9903497515 / 8910177077

adv.bkarmakar@gmail.com

Mr. Rumesh Kumar Handa, and 3) M.D.M.S., A Trust Board, represented by its Trustees namely i) MR. RUMESH KUMAR HANDA, son of Late Mohanlal Handa, ii) MR. ROHIT HANDA, son of Mr. Rumesh Kumar Handa and iii) MRS. PRIYA HANDA, wife of Mr. Rohit Handa, became the absolute and rightful owners of **ALL THAT** a piece and parcel of Vacant Bastu amalgamated land total measuring about 23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft. more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692**, having **Municipal Holding Nos. AS/72/07/BL-KF/11-12, AS/27/65/BL-KF/11-12 and AS/439/BL-KE/09-10, Kaikhali, Daspara, P.S - Airport** (formerly Rajarhat), P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein which is free from all sorts of encumbrances.

AND WHEREAS the **Landowner No. 1, 2 & 3** herein jointly amalgamated their land into a single plot i.e **ALL THAT** a piece and parcel of Vacant Bastu land total measuring about 23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft. more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692**, having **Municipal Holding Nos. AS/72/07/BL-KF/11-12, AS/27/65/BL-KF/11-12 and AS/439/BL-KE/09-10, Kaikhali, Daspara, P.S - Airport** (formerly Rajarhat), P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric

Chamber: KARMAKAR & ASSOCIATES, LAW FIRM, Krishnapur Main Road, Siddhartha Nagar, Kolkata - 700102

Residence: JYOSTNALAYA, Krishnapur Siddhartha Nagar, Near: Vidya Sagar High School, Kolkata 700102

BIKASH KARMAKAR
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line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein which was duly executed on 17/04/2023 and registered the same on 18/04/2023 before the A.R.A – II, Kolkata and recorded the same in Book No. I, Volume No. 1902-2023, Being No. 190205043 for the year 2023. Thereafter they jointly entered into a Registered Development Agreement with the **SECOND PARTY** herein **M/S. SHREYA REALTY**, a Proprietorship Firm, having its office at Vaishnoloke Apartment, Block – AB, Ground floor, Samarpally, near 206 foot bridge, Krishnapur, P.O. Krishnapur Milanbazar, P.S. Baguiati, Kolkata - 700102, within the District of North 24 Parganas, represented by it's sole proprietor **SRI SANJEEV KUMAR SINGH**, son of Late Shambhu Prasad Singh, **PAN AVHPS1029F**, **AADHAAR NO. 8320 6378 0679**, **Mob : 8777625093**, by Religion- Hindu, by Nationality- Indian, by occupation- Business, residing at Vaishnoloke Apartment, Block- BC, 4th Floor, Samar Pally, Krishnapur, Post Office - Krishnapur Milanbazar, Police Station – Baguiati, Kolkata - 700102 in respect of Amalgamated Land i.e **ALL THAT** a piece and parcel of Vacant Bastu land total measuring about **23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft.** more or less lying and situated at **Mouza - Kaikhali**, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, **R.S & L.R. Dag No. 289/647** under **R.S. Khatian No.579**, **L.R Khatian No. 2684, 2685 & 2692**, having **Municipal Holding Nos. AS/12/01/BL-KF/11-12, AS/27/65/BL-KF/11-12 and AS/439/BL-KE/09-10**, **Kaikhali, Daspara**, P.S - Airport (formerly Rajarhat), P.O - Airport, Kolkata - 700052, within Ward No. 06 of Bidhannagar Municipal Corporation (formerly Ward No. 10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas togetherwith rights and facilities of taking electric line, telephone lines, gas lines and connections drainage and sewerage lines and connections and all other appurtenances attached therein which was duly executed on 17/04/2023 and registered on 18/04/2023 before the **A.R.A – II, Kolkata** and recorded in **Book No. I, Volume No. 1902-2023, Pages from 161828 to 161894, Being No. 190205044** for

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the year 2023 under some terms and conditions mentioned therein and thereafter the Landowners No. 1, 2 & 3 herein also executed and Registered a Development Power of Attorney in favour of the Developer herein which was duly executed on 17/04/2023 and registered on 18/04/2023 before the A.R.A - II, Kolkata and recorded in Book No. I, Volume No.1902-2023, Pages from 192809 to 192836, Being No.190206101 for the year 2023.

AND WHEREAS in lieu of the said Development Agreement, the Developer herein duly applied for mutation of the said Amalgamated land on behalf of the above mentioned Landowners before the Bidhannagar Municipal Corporation and after scrutinizing all the documents, the competent authority approved the same vide **Holding No. AS/439 (10/06), Block - KE, Kaikhali, Daspara, having property address Dashadrone, Kaikhali, P.O & P.S - Airport, District - North 24 Parganas, Kolkata - 700052** under Ward No. 6 of Bidhannagar Municipal Corporation and thereafter the Developer herein obtained one G+3 storied Building Sanctioned Plan having **Building Permit No. SWS-OBPAS/2109/2024/1187, dated 30/12/2024** from the Bidhannagar Municipal Corporation (BMC) and accordingly started the construction work in 2 (two) Block of the complex known as "**DEVKI MANSION**" on and over the said Amalgamated Land i.e **ALL THAT** a piece and parcel of Bastu land total measuring about **23 (twenty three) Cottahs 04 (four) Chittacks 11 (eleven) Sq.ft.** more or less as per Deed but after final measurement, the land is stated as **22 (twenty two) Cottahs 14 (fourteen) Chittacks 13 (thirteen) Sq.ft.** more or less lying and situated at **Mouza - Kaikhali, J.L. No. 05, Re.Su. No. 115, Touzi No. 172, Pargana - Kalikata, comprised in C.S. Dag No. 255, R.S & L.R. Dag No. 289/647 under R.S. Khatian No.579, L.R Khatian No. 2684, 2685 & 2692, having Municipal Holding No. AS/439 (10/06), Block - KE, Kaikhali, Daspara, having property address Dashadrone, Kaikhali, P.O - Airport, P.S - Airport (formerly Rajarhat), Kolkata - 700052** under Ward No. 6 of Bidhannagar Municipal Corporation (formerly Ward No.

10 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Bidhannagar, Salt Lake City, District - North 24 Parganas, West Bengal.

I hereby certify that the above mentioned land of **(1) MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa, **PAN NO. AAQPH9906C**, **AADHAAR No. 6962 8988 0242**, **M- 7044344443**, **Email Id: rumeshkumarhanda@gmail.com** by Nationality - Indian, by Faith - Hindu, by Occupation -. Retired from Govt. Service, **(2) MR. ROHIT HANDA**, son of Mr. Rumesh Kumar Handa, **PAN NO. ABZPH0513M**, **AADHAAR No. 6249 3056 8496**, **M- 9831404821**, **Email Id: rh.rohit@gmail.com**, by Nationality - Indian, by Faith - Hindu, by Occupation -. Business, both are residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 and **(3) M.D.M.S., A Trust Board, PAN - AACTM4047P**, having its office at DA - 196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 represented by its Trustees namely i) **MR. RUMESH KUMAR HANDA**, son of Late Mohanlal Handa, **PAN NO. AAQPH9906C**, **AADHAAR No. 6962 8988 0242**, by Nationality - Indian, by Faith - Hindu, by Occupation -. Retired from Govt. Service, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064, ii) **MR. ROHIT HANDA**, son of Mr. Rumesh Kumar Handa, **PAN NO. ABZPH0513M**, **AADHAAR No. 6249 3056 8496**, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 and iii) **MRS. PRIYA HANDA**, wife of Mr. Rohit Handa, **PAN NO. AFNPC0989E**, **AADHAAR No. 6380 2350 1218**, **M- 9836061616**, **Email Id: priyahanda106@gmail.com**, by Nationality - Indian, by Faith - Hindu, by Occupation -. Housewife, residing at DA-196, Salt Lake City, Sector - I, P.O - CC Block, P.S - Bidhannagar (North), District - North 24 Parganas, Kolkata - 700064 is free from all sorts of encumbrances, charges, liabilities lines and lispens attachment of any

kind whatsoever and the said property has an absolutely clear, free and marketable title.

I have made necessary enquiries the respective authorities and certify that the said property is not affected by any scheme of acquisition of the HIDCO, C.I.T., K.M.D.A., and Municipality. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land(Celling and Regulation) Act 1976 and the same is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

- i) Search No. 1504004802/2025, dated 16/06/2025 (A.D.S.R BIDHANNAGAR, SALT LAKE)
- ii) Search No. 1501030196/2025, dated 16/06/2025 (D.S.R – I, NORTH 24 PARGANAS)
- iii) Search No. 150200949419/2025, dated 16/06/2025 (D.S.R – II, NORTH 24 PARGANAS)
- iv) Search No. 1525006680/2025, dated 16/06/2025 (D.S.R – III, NORTH 24 PARGANAS)
- v) Search No. 1901019369/2025, dated 17/06/2025 (A.R.A – I, KOLKATA)
- vi) Search No. 1901019370/2025, dated 17/06/2025 (A.R.A – I, KOLKATA)
- vii) Search No. 1902018198/2025, dated 17/06/2025 (A.R.A – II, KOLKATA)
- viii) Search No. 1902018199/2025, dated 17/06/2025 (A.R.A – II, KOLKATA)
- ix) Search No. 1903017664/2025, dated 17/06/2025 (A.R.A – III, KOLKATA)
- x) Search No. 1903017665/2025, dated 17/06/2025 (A.R.A – III, KOLKATA)
- xi) Search No. 1904014947/2025, dated 19/06/2025 (A.R.A – IV, KOLKATA)
- xii) Search No. 1904014950/2025, dated 19/06/2025 (A.R.A – IV, KOLKATA)



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20-06-25

SIGNATURE OF THE ADVOCATE WITH SEAL

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



Date of Application: 16-06-2025

Serial No of Application 1504004802/2025 Search No
Search for the Years From 2000 To 2025 Record Available
Property to be Searched District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, Plot No: LR-289/647
From whom Received R S Hajrah
Fees Paid under Articles F1(i) 2/- F1(ii) 25/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali), , Ward: 6	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-289/647 Khatian: 2684	Area of Land : 0.0492528 decimal (21.4921 Sqft)
Deed Details :		Deed No: I-150400042/2024, Query No: 15043000028186/2024, Serial No: 1504000034/2024, Page: 2629 - 2652, Date of Registration: 09/01/2024, Date of Completion: 10/01/2024,		
2	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali), , Ward: 6	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-289/647 Khatian: 2685	Area of Land : 0.0492528 decimal (21.4921 Sqft)
Deed Details :		Deed No: I-150400042/2024, Query No: 15043000028186/2024, Serial No: 1504000034/2024, Page: 2629 - 2652, Date of Registration: 09/01/2024, Date of Completion: 10/01/2024,		
3	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali), , Ward: 6	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-289/647 Khatian: 2692	Area of Land : 0.0492528 decimal (21.4921 Sqft)
Deed Details :		Deed No: I-150400042/2024, Query No: 15043000028186/2024, Serial No: 1504000034/2024, Page: 2629 - 2652, Date of Registration: 09/01/2024, Date of Completion: 10/01/2024,		
4	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali), , Ward: 6	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-289/647 Khatian: 2684	Area of Land : 0.782619 decimal (341.506 Sqft)
Deed Details :		Deed No: I-150400042/2024, Query No: 15043000028186/2024, Serial No: 1504000034/2024, Page: 2629 - 2652, Date of Registration: 09/01/2024, Date of Completion: 10/01/2024,		
5	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali), , Ward: 6	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-289/647 Khatian: 2685	Area of Land : 0.782619 decimal (341.506 Sqft)
Deed Details :		Deed No: I-150400042/2024, Query No: 15043000028186/2024, Serial No: 1504000034/2024, Page: 2629 - 2652, Date of Registration: 09/01/2024, Date of Completion: 10/01/2024,		
6	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali), , Ward: 6	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No : LR-289/647 Khatian: 2692	Area of Land : 0.782619 decimal (341.506 Sqft)
Deed Details :		Deed No: I-150400042/2024, Query No: 15043000028186/2024, Serial No: 1504000034/2024, Page: 2629 - 2652, Date of Registration: 09/01/2024, Date of Completion: 10/01/2024,		

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 16-06-2025

Serial No of Application	1501030196/2025	Search No	1501030196/2025
Search for the Years	From 2022 To 2025	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: LR- 00289 / 00647		
From whom Received	P Debnath		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 3 /-	

Search Result: No Record Found

(Mr Rajendra Prasad Upadhyay)

D.S.R. - I NORTH 24-PARGANAS

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS



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Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 16-06-2025

Serial No of Application	1502009419/2025	Search No	1502009419/2025
Search for the Years	From 2000 To 2025	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: RS- 00289 / 00647		
From whom Received	PRADIP DEBNATH		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 25/-	

Search Result: No Record Found

(Ms Rita Lepcha)
D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

ate of Application: 16-06-2025

Serial No of Application	1525006680/2025	Search No	1525006680/2025
Search for the Years	From 2022 To 2025	Record Available	From 21/02/2014 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kalkhali, , Plot No: LR- 00289 / 00647		
From whom Received	Pradip Debnath		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 3/-	
Search Result:	No Record Found		

(Mrs Swati De)

D.S.R. - III NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS



Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-06-2025

Serial No of Application	1903017664/2025	Search No	1903017664/2025
Search for the Years	From 2019 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: RS- 00289 / 00647		
From whom Received	N C Patra		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 6 /-	

Search Result: No Record Found

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-06-2025

Serial No of Application	1903017665/2025	Search No	1903017665/2025
Search for the Years	From 2019 To 2025	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: LR- 00289 / 00647		
From whom Received	N C Patra		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 6 /-	

Search Result: No Record Found

(Mr Samar Kumar Pramanick)
A.R.A. - III KOLKATA
OFFICE OF THE A.R.A. - III KOLKATA



Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-06-2025

Serial No of Application 1902018199/2025 Search No 1902018199/2025
Search for the Years From 2008 To 2025 Record Available From 10/11/2008 onwards
Property to be Searched District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: LR- 00289 / 00647
From whom Received N C PATRA
Fees Paid under Articles F1(i) 2/- F1(ii) 17/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	Plot No : LR-289/647 Khatian: 2684	Area of Land : 12.4965 decimal (7 Katha,9 Chatak,8 Sqft)
Deed Details :		Deed No: I-190205043/2023, Query No: 19022000907018/2023, Serial No: 1902005828/2023, Page: 161804 - 161827, Date of Registration: 18/04/2023, Date of Completion: 21/04/2023,		
2	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	Plot No : LR-289/647 Khatian: 2685	Area of Land : 16.0875 decimal (9 Katha,12 Chatak)
Deed Details :		Deed No: I-190205043/2023, Query No: 19022000907018/2023, Serial No: 1902005828/2023, Page: 161804 - 161827, Date of Registration: 18/04/2023, Date of Completion: 21/04/2023,		
3	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	Plot No : LR-289/647 Khatian: 2692	Area of Land : 9.80375 decimal (5 Katha,15 Chatak,3 Sqft)
Deed Details :		Deed No: I-190205043/2023, Query No: 19022000907018/2023, Serial No: 1902005828/2023, Page: 161804 - 161827, Date of Registration: 18/04/2023, Date of Completion: 21/04/2023,		
4	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-289/647 Khatian: 2684	Area of Land : 12.4965 decimal (7 Katha,9 Chatak,8 Sqft)
Deed Details :		Deed No: I-190205044/2023, Query No: 19022000907071/2023, Serial No: 1902005832/2023, Page: 161828 - 161894, Date of Registration: 18/04/2023, Date of Completion: 21/04/2023,		
5	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-289/647 Khatian: 2685	Area of Land : 16.0875 decimal (9 Katha,12 Chatak)
Deed Details :		Deed No: I-190205044/2023, Query No: 19022000907071/2023, Serial No: 1902005832/2023, Page: 161828 - 161894, Date of Registration: 18/04/2023, Date of Completion: 21/04/2023,		
6	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-289/647 Khatian: 2692	Area of Land : 9.80375 decimal (5 Katha,15 Chatak,3 Sqft)
Deed Details :		Deed No: I-190205044/2023, Query No: 19022000907071/2023, Serial No: 1902005832/2023, Page: 161828 - 161894, Date of Registration: 18/04/2023, Date of Completion: 21/04/2023,		

District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-289/647 Khatian: 2684	Area of Land : 12.4965 decimal (7 Katha,9 Chatak,8 Sqft)
Details :	Deed No: I-190206101/2023, Query No: 19028001077742/2023, Serial No: 1902007083/2023, Page: 192809 - 192836, Date of Registration: 11/05/2023, Date of Completion: 15/05/2023,		
8 District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-289/647 Khatian: 2685	Area of Land : 16.0875 decimal (9 Katha,12 Chatak)
Deed Details :	Deed No: I-190206101/2023, Query No: 19028001077742/2023, Serial No: 1902007083/2023, Page: 192809 - 192836, Date of Registration: 11/05/2023, Date of Completion: 15/05/2023,		
9 District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Daspara (kaikhali),	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : LR-289/647 Khatian: 2692	Area of Land : 9.80375 decimal (5 Katha,15 Chatak,3 Sqft)
Deed Details :	Deed No: I-190206101/2023, Query No: 19028001077742/2023, Serial No: 1902007083/2023, Page: 192809 - 192836, Date of Registration: 11/05/2023, Date of Completion: 15/05/2023,		



(Mr Satyajit Biswas)

A.R.A. - II KOLKATA

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Date of Application: 17-06-2025

Serial No of Application 1901019370/2025 Search No 1901019370/2025
Search for the Years From 2019 To 2025 Record Available From 10/11/2008 onwards
Property to be Searched District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: LR- 00289 / 00647
From whom Received N C PATRA
Fees Paid under Articles F1(i) 2 /- F1(ii) 6 /-

Search Result:

Sl.No. Property Location

1 District: North 24-Parganas, PS;
Airport, Mouza: Kaikhali, Municipality:
BIDHANNAGAR MUNICIPALITY
CORPORATION,, Road: Kaikhali
Road, , Ward: 27

Property Type & Transaction

Property Type: Land
Transaction: [0903] Declaration,
Cancellation of Agreement /
Declaration

Plot & Khatian No
and Zone

Plot No : LR-289/647
Khatian: 401

Area of Property

Area of Land : 38.3877
decimal (23 Katha,4
Chatak,11 Sqft)
Area of Structure: 400
Sq Ft

Deed No: I-190101417/2023, Query No: 19012000318804/2023, Serial No:
1901001182/2023, Page: 54011 - 54031, Date of Registration: 23/02/2023, Date of
Completion: 25/02/2023,

Deed Details :



(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
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Receipt for fees deposited for Search
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Application: 17-06-2025

No of Application	1901019369/2025	Search No	1901019369/2025
Search for the Years	From 2019 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: RS- 00289 / 00647		
From whom Received	N C PATRA		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 6 /-	

Search Result: No Record Found



(Mr. Pradipta Kishore Guha)
A.R.A. - I KOLKATA
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Office of the KOLKATA (A.R.A. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 19-06-2025

Serial No of Application	1904014947/2025	Search No	1904014947/2025
Search for the Years	From 2015 To 2025	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: RS- 00289 / 00647		
From whom Received	N C Patra		
Fees Paid under Articles	F1(i) 2 /-	F1(ii)	10 /-

Search Result: No Record Found

(Mr Mohul Mukhopadhyay)

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Form - 1556

ate of Application: 19-06-2025

Serial No of Application 1904014950/2025 **Search No** 1904014950/2025
Search for the Years From 2015 To 2025 **Record Available** From 29/08/2015 onwards
Property to be Searched District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: LR- 00289 / 00647
From whom Received N C Patra
Fees Paid under Articles F1(i) 2 /- F1(ii) 10 /-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,, Road: Kaikhali Road, , Ward: 27	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : LR-289/647 Khatian: 401	Area of Land : 38.3877 decimal (23 Katha,4 Chatak,11 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-190405745/2017, Query No: 19041000191474/2017, Serial No: 1904005443/2017, Page: 216109 - 216186, Date of Registration: 13/06/2017, Date of Completion: 22/06/2017, Date of Delivery: 22/06/2017		

(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
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Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 17-06-2025

Serial No of Application	1902018198/2025	Search No	1902018198/2025
Search for the Years	From 2008 To 25	Record Available	From 10/11/2008 onwards
Property to be Searched	District: North 24-Parganas, PS: Airport, Mouza: Kaikhali, , Plot No: RS- 00289 / 00647		
From whom Received	N C PATRA		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 0/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Airport, Mouza: Kaikhali, RAJARHAT-GOPALPORE	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-289/647 Khatian:	Area of Land : 9.8394 Decimal,
Deed Details :		Deed No: I-190209830/2008, , Serial No: 190203845/2008, Page: 1253 - 1274, Date of Registration: 24/11/2008, Date of Completion: 25/11/2008, Date of Delivery: 26/11/2008		



(Mr Satyajit Biswas)
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