

A. K. SINGH & ASSOCIATES

ADVOCATES
NICCO HOUSE
2, HARE STREET, 6TH FLOOR
KOLKATA - 700 001

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TO WHOM IT MAY CONCERN

REF: ALL THAT Sali (Agricultural) Land admeasuring 71 (Seventy one) decimals, being the demarcated portion of Dag No. 359 (Three Five Nine) appertains to L.R. Khatian Nos. 686 and 685 in Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas, more particularly described in the Schedule "C" (herein after referred to as **the said landed property**).

PRESENT OWNERS: (1) **M/S. PIYUSH REALITY UDYOG PRIVATE LIMITED**, (2) **GAMMA HOMES PRIVATE LIMITED**,

We certify that the necessary searches have been **caused by Registered Searcher - Nayan Chand Pakiran, Registration No. Junior - 15238/Senior - 438**, in the offices of Additional Registrar of Assurances-I, Kolkata, District Sub Registrar at Alipore and Additional District Sub-Registrar, Baruipur in respect of any entry of transfer of the said landed property or part thereof during the year 1985 to 2014(Part)and perused the searcher's report **dated 14.07.2014 and 22.07.2014**. No entry has been found save and except the aforesaid deeds of sale:

SN	DEED PARTICULARS		AREA (decimal)	VENDOR(S)	PURCHASER(S)
	RO/BK-VOL-PAGE	DEED NO./YEAR			
1	BAR/I-23 - 1941 - 1954	7215/2009	71	1. Amina Bibi, 2. Mannan Ali Mondal 3. Aslam Ali Mondal 4. Monohara Bibi 5. Farid Ali Mondal	Jayanta Bhadra
2	BAR/I-21-4151 - 4165	6855/2012	71	Jayanta Bhadra	1. M/s. Piyush Reality Udyog Private Limited, 2. Gamma Homes Private Limited

DEVOLUTION OF TITLE:

- A. One Majid Ali Mondal, since deceased, and Farid Ali Mondal were the joint recorded owners of land admeasuring **71 decimals** out of 142 decimals in R.S. /L.R. Dag No. 359, (along with other dag), all pertaining to L.R. Khatian No. 686 and 685 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas;
- B. The said Majid Ali Mondal died intestate leaving behind his wife-Amina Bibi, Two sons, namely, Mannan Ali Mondal and Aslam Ali Mondal and only daughter Monohara Bibi as his legal heirs and representatives and they inherited the estate of the said Majid Ali Mondal, deceased as par Mohammedan Law of Inheritance.
- C. The said legal heirs of Majid Ali Mondal, and Farid Ali Mondal through their duly nominated and constituted Attorney, Mannan Ali Mondal, jointly sold, transferred and conveyed their right, title and interest in respect of their respective share in the said landed property admeasuring 71 decimals out of 142 decimals in R.S./L.R. Dag No. 359 appertaining to L.R. Khatian No. 686 and 685 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas by virtue of Deed of sale dated 17.11.2009 registered in the office of A.D.S.R Baruipur recorded in Book No. I, Volume No. 23, Pages 1941 to 1954 being no. 07215 for the year 2009 to Jayanta Bhadra for the consideration mentioned therein and absolutely forever and free from all encumbrances;
- D. The said Jayanta Bhadra while seized and possessed of the said landed property sold, transferred and conveyed his right, title and interest in respect of his respective share in the said landed property admeasuring 71 decimals out of 142 decimals in R.S./L.R. Dag No. 359 appertaining to L.R. Khatian No. 686 and 685 of Mouza - Sultanpur, J. L. No. 16 within the limit of Mallickpur Gram Panchayat, P.S. - Baruipur in the district of South 24 Parganas by virtue of Deed of sale dated 22.06.2012 registered in the office of A.D.S.R Baruipur recorded in Book No. I, Volume No. 21, Pages 4151 to 4165 being no. 06855 for the year 2012 to the present vendors herein for the consideration mentioned therein and absolutely forever and free from all encumbrances.

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The entire devolution of title as stated above has been derived from various deeds (Certified/ Photo Copy and from Physical Inspection of original deeds which were provided to us).

Pursuant to the aforesaid entries it appeared that the present owners are absolute owner of the land admeasuring 0.71 Acres out of 142 decimals of R.S. & L.R. Plot no. 359 lying and situate at Mouza Sultanpur, J.L. No. 16, P.S. Baruipur, in the district of South 24 Parganas in the aforesaid plot.

The present LR Record stands in the following names:

J.L. No. 16, Mouza - Sultanpur, P.S. - Baruipur					
Plot No.	Classification			Total Area of Plot (Acre)	
359	Shali			142	
Khatian No.	Owners Name	Father/Husband	Share	Share Area (Acre)	Remarks
685	Majid Ali Mondal	Farman	0.2500	0.36	Nil
686	Farid Ali Mondal	Farman	0.2500	0.35	Nil
794	C.R.P. Properties Pvt. Ltd.	• Limited	0.5000	0.71	Nil

In addition to the search at the concerned Registry office we have caused necessary searches to be made in the following offices and the report are as follows:

The Report of

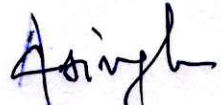
1. B.L. & L.R.O, Baruipur: No case is found u/s. 14(T) and 14(U) of the WBLR ACT.1955. (Photo Copy of office Report dated 31.07.2014 is attached).
2. Khajna Receipts: NA.
3. Office of the C.A. under Urban Land Ceiling Department: The said landed property does not come within the purview of urban land ceiling. (Photo Copy of office Report dated 25.07.2014 is attached).
4. The Report of Land Acquisition Department is follows: No case is found under the L.A.ACT.1894. (Photo Copy of office Report dated 31.07.2014 is attached).
5. The Report of Court searches at Baruipur is as follows: No Title Suit / Money Suit are pending in the Court of the Civil Judge (Jr. Div.) 1st Court and the Civil Judge (Sr. Div.) at Baruipur, South 24 Parganas in the name of the present owners involving the said landed property. (Photo Copy of office Report dated 13.08.2014 is attached).

We certify that the present owners of the said landed property are M/s. Piyush Reality Udyog Private Limited, and M/s. Gamma Homes Private Limited and the said landed property has marketable title.

The receipts for the relevant searches alongwith the inspection slip are enclosed herewith.

Date: 23rd August, 2014

Yours faithfully


Advocate