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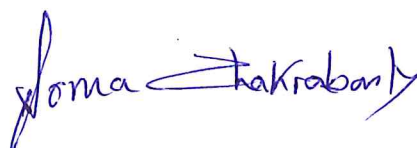
Date: 22.02.2023

**NON-ENCUMBRANCES CERTIFICATE AND  
DETAILED REPORT ON TITLE**

**Ref:-** An area of Sali Land measuring an area of about **16 Katha 05 Chittak 24 Sq. Ft.** be the same a little more or less within District – South 24 Parganas, P.S. – Narendrapur (previously Sonarpur), ADSR – Garia (previously Sonarpur), DR - Alipore, R.S. No.11, District Collector’s Touzi No. 109, Pargana- Medanmalla, Mouza – Panchpota, J.L. No. 42, within R.S. Dag No. 3, L.R. Dag No. 3 and 3/649 under R.S. Khatian No. 421 and 435 present L.R. Khatian Nos. 4191, 4192, 4195, 4193, 4196, 4194, 3081, 3082, presently within Rajpur-Sonarpur Municipality, Holding No. 2271, Panchpota, Ward No. 3, PIN - 700152.

**PRESENT LAND OWNERS:-**

(1) **SRI SASWATA BASU**, son of Late Samir Kumar Basu, of ‘Nirjhar’ 3G, Hind Road, P.O. – Santoshpur, P.S. – Survey Park, Kolkata – 700075, District – South 24 Parganas, (2) **SMT. SONALI BASU**, Wife of Sri Saswata Basu, of ‘Nirjhar’ 3G, Hind Road, P.O. – Santoshpur, P.S. – Survey Park, Kolkata – 700075, District – South 24 Parganas, (3) **SRI SOURAV PAUL**, Son of Sri Prabir Kumar Paul, of ‘Shobhantari’ Balia, Madhyapara Model Town Road, P.O. – Garia, P.S. – Narendrapur (previously Sonarpur), Kolkata – 700084, District – South 24 Parganas, (4) **SMT. ROUKMA PAUL**, Wife of Sri Sourav Paul, of ‘Shobhantari’ Balia, Madhyapara Model Town Road, P.O. – Garia, P.S. – Narendrapur (previously Sonarpur), Kolkata – 700084, District – South 24



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Parganas, (5) **SRI UMASADHAN MUDLY**, Son of Mukti Sadhan Mudly, of 'Ashirbad', Panchaneer, Nabapally, P.O. – Dhalua, P.S. – Narendrapur (previously Sonarpur), Kolkata – 700152, District – South 24 Parganas, (6) **SMT. SRABANI MAHAPATRA (MUDLY)**, wife of Sri Umasadhan Mudly, of 'Ashirbad', Panchaneer, Nabapally, P.O. – Dhalua, P.S. – Narendrapur (previously Sonarpur), Kolkata – 700152, District – South 24 Parganas, (7) **SRI MOTAMARRI APPANNA VEERRAJU nee M.A.V. RAJU**, Son of Late Motamarri Nagabhushanam, of 26-D, Durga Prasanna Paramhansa Road, P.O. – Naktala, P.S. – Netaji Nagar, Kolkata – 700047, District – South 24 Parganas, (8) **SRI ATANU ROY**, Son of Ajoy Kumar Roy, of Biva Apartment, Flat No.B, 3<sup>rd</sup> Floor, 364/20, Netaji Subhas Chandra Bose Road, P.O. – Naktala, P.S. – Netaji Nagar, Kolkata – 700047, District – South 24 Parganas.

I have caused necessary searches in the Registrar of Assurances Office, Kolkata, District Registry Offices, Alipore (DSR IV) and ADSR Garia and Additional District Sub. Registry Office, Sonarpur for the period of last 20 (Twenty) years on and from 2003 to 2023 and have inspected the records and all other relevant available documents in respect of the aforesaid property.

**MY REPORT IS AS FOLLOWS:-**

1. That, out of Total land measuring 85 decimal within Dag No. 3 of Mouza – Panchpota a specific demarcated land measuring 42 decimal was recorded and finally published in the name of Saudamini Chakraborty and Bireshwar



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Chakraborty having equal share under Khatian No. 421 and a specific demarcated land measuring 43 decimal under Khatian No. 435 in the name of Debendra Nath Mondal, son of Ramdas Mondal as Rayat having all transferable share over the same.

2. That, the said Soudamini Chakraborty and Bireswar Chakraborty while owning and possessing their said property against valuable consideration price by executing a Deed of Sale dated 26-07-1974 sold the same unto and in favour of Sri Kalyan Kumar Roy and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 46, Pages 227 to 321 being No. 3205 for the year 1974.
3. That, after purchase, the said Kalyan Kumar Roy duly mutated his name in the BL & LRO and his name was duly recorded and finally published in respect of his said property in R.S. Dag no. 3, corresponding to L.R. Dag No. 3/649 under LR Khatian No. 59 of Mouza- Panchpota.
4. That, while possessing his said specific demarcated land, the said Kalyan Kumar Roy against valuable consideration price, by executing a Deed of Sale dated 29-12-2010 sold, transferred and conveyed specific demarcated land measuring 3 Katha unto and in favour of Rajat Panja and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 33, Pages 1473 to 1489 being No. 09662 for the year 2010;



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5. That, after the purchase, the said Rajat Panja duly mutated his name in the ROR under L.R. Khatian No. 2325 and the property was distinguished as Holding No. 2271 Panchpota within Rajpur-Sonarpur Municipality.
6. That, the said Kalyan Kumar Roy against valuable consideration price, executed a Deed of Sale dated 29-12-2010 and sold, transferred and conveyed specific demarcated land measuring 8 Katha 8 Chittak unto and in favour of Sri Shyamal Halder and the said Deed was registered in the office of the SR Baruipur and recorded in Book No. 1, Volume No. 33, Pages 1490 to 1507 being No. 09663 for the year 2010.
7. That, after the purchase, the said Sri Shyamal Halder duly mutated his name in the ROR under L.R. Khatian No. 2326 and the property was distinguished as Holding No. 2272 Panchpota within Rajpur-Sonarpur Municipality.
8. That, the said Rajat Panja and Sri Shyamal Halder while owning possessing their respective lands as aforesaid against valuable consideration price, by executing a Deed of Sale dated 17-07-2015 also sold, transferred and conveyed said specific demarcated land measuring 11 Katha 8 Chittak unto and in favour of Sri Bibhas Naskar and M/S Fashar Housing and Construction Pvt. Limited and the said Deed was registered in the office of the DSR-IV, South 24 Parganas and recorded in Book No. 1, Volume No. 1604-2015, Pages 40870 to 40896 being No. 05509 for the year 2015.

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9. That, the said Sri Bibhas Naskar and M/S Fashar Housing and Construction Pvt. Limited while owning possessing the said specific demarcated plot of land measuring 11 Katha 8 Chittak, against valuable consideration price, by executing a Deed of Sale dated 04-11-2016 also sold, transferred and conveyed the same unto and in favour of Sri Saswata Basu, Smt. Sonali Basu, Sri Sourav Paul, Smt. Roukma Paul, Sri Umasadhan Mudly and Smt. Srabani Mahapatra (Mudly), the Landowner No. 1 to 6 herein and the said Deed was registered in the office of the DSR-IV, South 24 Parganas and recorded in Book No. 1, Volume No. 1604-2016, Pages 201037 to 201073 being No. 07360 for the year 2016.
10. That, the said Sri Saswata Basu, Smt. Sonali Basu, Sri Sourav Paul, Smt. Roukma Paul, Sri Umasadhan Mudly and Smt. Srabani Mahapatra (Mudly), the Landowner No. 1 to 6 herein after purchasing the said land measuring 11 Katha 8 Chittak duly mutated their names in L.R. Dag No. 3/649 under L.R. Khatian No. 4191, 4192, 4193, 4194, 4195 & 4196 as Holding No. 2271, Panchpota, within the Rajpur-Sonarpur Municipality Ward No. 3, but presently after widening and building the adjacent Road by the Government, the Landowner No. 1 to 6 herein are now actually possessing land measuring 8 Katha 3 Chittak 43 Sq.
11. That, the said Debendra Nath Mondal while owning and possessing his specific demarcated plot of land measuring 43 decimal out of total land

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measuring 85 decimal of R.S. Dag No. 3 recorded under R.S. Khatian No.435 of Mouza – Panchpota as aforesaid, died intestate leaving behind his one son Bijoy Kumar Mondal and one daughter Umasashi Mondal (Roy), they each inherited  $\frac{1}{2}$  share i.e. 21.5 decimal of land and for proper and better use and enjoyment separated their land mutually by metes and bounds. Thereafter said Umasashi Mondal (Roy) got a specific demarcated plot of land measuring 21.5 decimal and while possessing the same, she died intestate on 08.11.1982 leaving behind 4 (four) sons namely Sri Arabinda Roy Sarkar, Barindra Kumar Roy, Barid Baran Roy Sarkar and Amalendu Roy Sarkar and 4 (four) daughters namely Smt. Ashalata Mondal w/o Chittaranjan Mondal, Smt. Latika Naskar w/o Sri Anil Naskar, Smt. Tripti Rani Biswas, w/o Lt. Bhabendra Nath Biswas and Smt. Bimala Hazra w/o, Amulya Hazra as her only legal heirs and successors who jointly inherited the  $\frac{1}{2}$  share of Late Umasashi Mondal (Roy) i.e. 21.5 decimal of land.

12. That, the said Amalendu Roy Sarkar, while possessing his  $\frac{1}{8}^{\text{th}}$  share in the said 21.5 decimal of land died intestate on 14.04.2006 leaving behind his wife Smt. Moitri Roy Sarkar and his only son Biplab Roy and meanwhile said Biplab Roy also died on 29.05.2010 leaving behind his wife Smt. Ashima Roy Sarkar as his legal heirs and thus said Moitri Roy Sarkar and Ashima Roy Sarkar jointly inherited the  $\frac{1}{8}^{\text{th}}$  share of Late Amalendu Roy Sarkar.



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13. That said Bimala Hazra, daughter of Late Umasashi Mondal (Roy), while owning and possessing her 1/8<sup>th</sup> share in the said 21.5 decimal of land, died intestate on 03.11.2010 leaving behind 5 (five) sons namely Parimal Hazra, Pijush Kanti Hazra, Sisir Kanti Hazra, Ramprasad Hazra and Kishalay Hazra and 3 (three) daughters namely Alta Mondal, Abha Halder and Saiba Naskar who inherited the 1/8<sup>th</sup> share of said Late Bimala Hazra.
14. That, the said Barindra Kumar Roy, Barid Baran Roy Sarkar, Moitri Roy Sarkar, w/o Late Amalendu Roy Sarkar, Ashima Roy Sarkar, w/o Late Biplab Roy Sarkar, Smt. Ashalata Mondal w/o Chittaranjan Mondal, Smt. Latika Naskar w/o Sri Anil Naskar, Smt. Tripti Rani Biswas, w/o Lt. Bhabendra Nath Biswas, Parimal Hazra, Pijush Kanti Hazra, Sisir Kanti Hazra, Ramprasad Hazra, Kishalay Hazra jointly against valuable consideration price, by executing a Deed of Sale dated 25-01-2012 sold, transferred and conveyed specific demarcated land measuring 09 Katha 12 Chittak out of 21.5 decimal of land out of Total 85 decimal of land of RS Dag No. 3 of Mouza – Panchpota, unto and in favour of Sri Tapas Ganguly, Smt. Gopa Ganguly and Sri Nitya Ghosh and the said Deed was registered in the office of the ADSR-Sonarapur, and recorded in Book No. 1, CD Volume No. 3, Pages 1176 to 1197 being No. 00915 for the year 2012.
15. That, the said Sri Tapas Ganguly, Smt. Gopa Ganguly and Sri Nitya Ghosh while owning possessing the said specific demarcated plot of land

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measuring 09 Katha 12 Chittak, in R.S. and L.R. Dag No. 3, duly mutated their names in the BL&LRO and their names were recorded and finally publishes under LR Khatian No. 2814, 2815 and 2816 and then due to their need of money, against valuable consideration price, by executing a Deed of Sale dated 07-09-2013 also sold, transferred and conveyed the same unto and in favour of Sri Motamarri Appanna Veerraju nee M.A.V. Raju Son of Late Motamarri Nagabhushanam, and Sri Atanu Roy, Son of Ajoy Kumar Roy the Landowner No. 7 and 8 herein and the said Deed was registered in the office of the ARA-I Kolkata, and recorded in Book No. 1, CD Volume No. 17, Pages 94 to 118 being No. 08687 for the year 2013 ; It may be mentioned here that to effect the demarcation and extinguishing their right over the said demarcated land measuring 9 Katha 12 Chittak, Arabinda Roy Sarkar, son of Late Umasashi Mondal (Roy) and Alta Mondal, Abha Halder and Saiba Naskar, the daughters of Late Bimala Hazra, since deceased also joined in the said Deed as Confirming party.

16. That, the said Motamarri Appanna Veerraju nee M.A.V. Raju Son of Late Motamarri Nagabhushanam, and Sri Atanu Roy, Son of Ajoy Kumar Roy after purchasing the said land measuring 9 Katha 12 Chittak duly mutated and recorded their names under L.R. Khatian No. 3081 and 3082 in the Rajpur-Sonarpur Municipality as Holding No. 2571, Panchpota, Ward No. 3, but presently after widening and building the adjacent Road by the

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Government, the Landowner No. 7 and 8 herein are now actually possessing land measuring 8 Katha 1 Chittak 26 Sq. ft.

17. Thereafter, the Landowners jointly executed a Registered Boundary Declaration dated 12.02.2021, duly registered in the Office of A.D.S.R. Garia, and recorded in Book No. I, Volume No. 1629-2021, Page from 46927 to 46951, being No. 162901027 for the year 2021 in respect of total land measuring 21 Cottah 04 Chittack 00 sq. ft. out of which 09 Cottah 12 Chittack 00 sq. ft. in R.S. and L.R. Dag No. 3, under L.R. Khatian No. 3081 and 3082 and land measuring 11 Cottah 08 Chittack 00 sq. ft. in R.S. Dag No. 3, L.R. Dag No. 3/649 under L.R. Khatian No. 4191, 4192, 4193, 4194, 4195 and 4196 and it was stated in the said Registered Boundary Declaration that the physical measurement of the said total land is 16 Cottah 5 Chittack 24 sq. ft. out of which land measuring 08 Cottah 01 Chittack 26 sq.ft. in R.S. and L.R. Dag No. 3, under L.R. Khatian No. 3081 and 3082 and land measuring 08 Cottah 03 Chittack 43 sq. ft. in R.S. Dag No. 3, L.R. Dag No. 3/649 under L.R. Khatian No. 4191, 4192, 4193, 4194, 4195 and 4196 due to widening the adjacent road by the Government.

18. Thereafter, the Landowners executed a Registered Deed of Exchange dated 28.10.2021, duly registered in the Office of D.S.R. III, Alipore, and recorded in Book No. I, Volume No. 1603-2021, Page from 273046 to 273074, being No. 160310514 for the year 2021 with regards to their respective lands in



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R.S. Dag No. 3 and L.R. Dag No. 3 and 3/649 under R.S. Khatian No. 421 and 435, corresponding to L.R. Khatian No. 4191, 4192, 4193, 4194, 4195, 4196 3081 and 3082, presently within Rajpur-Sonarpur Municipality Ward No. 3, having Holding No. 2271 and 2571 Panchpota, PIN 700 152.

19. Thus, by virtue of the afore-stated Deed of Exchange being No. 160310514 for the year 2021, the Landowners herein became the absolute owners, title holders and are possessing the said Land measuring an area of about **16 Katha 05 Chittak 24 Sq. Ft.** be the same a little more or less within District - South 24 Parganas, P.S. - Narendrapur (previously Sonarpur), ADSR - Garia (previously Sonarpur), DR - Alipore, R.S. No.11, District Collector's Touzi No. 109, Pargana- Medanmalla, Mouza - Panchpota, J.L. No. 42, within RS Dag No. 3, L.R. Dag No. 3, 3/649 under R.S. Khatian No. 421 and 435 present LR Khatian Nos. 4191, 4192, 4195, 4193, 4196, 4194, 3081, 3082, presently within Rajpur-Sonarpur Municipality, Holding No. 2271, Panchpota, Ward No. 3, PIN - 700152.

20. That, thereafter the Landowners entered into separate Development Agreement with **GANGULY HOME SEARCH PRIVATE LIMITED** duly registered in the Office of ADSR Garia, and recorded in Book No. I, Volume No. 1629-2020, Page from 162598 to 162672 being No. 162904377 for the year 2020 and thereafter obtained sanctioned building Plan bearing No.



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**SWS-OBPAS/2207/2022/0529**, dated 28.07.2022 issued by Rajpur Sonarpur Municipality in respect of the said land.

21. That, the Landowners have duly converted the character of their landed properties from Sali to Bastu from the BL & LRO, Sonarpur on 08.10.2021.
22. Two entries, one of which being Deed No. 5023 of 2010 duly registered in the Office of ADSR Sonarpur in respect of R.S. Dag No. 3 under R.S. Khatian 421 & 435 and the other one being Deed No. 4550 of 2020 duly registered in the Office of DSR IV at Alipore are being shown in the search receipts which are not related to the concerned landed property.

Hence, in my opinion the above-mentioned Landowners hold good title and are lawful joint owners of the above mentioned landed properties which are free from all sorts of encumbrances, charges, liabilities, liens, lispences, attachments of any kind whatsoever and the said property holds an absolutely clear, free and marketable title.

**Enclosure:-** Search Receipts.

  
**ADVOCATE**