

Ref:

Date:

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT
ON TITLE

Ref:- An area of land measuring an area of about **17 Decimal** be the same a little more or less within District- South 24 Parganas, P.S. – Narendrapur (Erstwhile Sonarpur), ADSR & P.O. - Garia, Touzi No. 109, Pargana-Medanmalla, J.L. No.- 47 at Mouza- Barhans Fartabad comprising in R.S. Dag No. 1250 and 1252 under R.S. Khatian No. 348 & 349, presently being Holding No. 24, Madhya Mahamayapur, within the limits of Rajpur Sonarpur Municipality, Ward no 28, Kolkata – 700084.

PRESENT LAND OWNERS:-

(1) **SRI BIPLAB KUMAR ROY** (PAN ACUPR6421Q) & (2) **SRI MANAS KUMAR ROY** (PAN ACSPR6005Q) both sons of- Late Sushil Kumar Roy, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084,(3) **ARPITA ROY** (PAN CFIPR8119E) wife of Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, (4) **ARINA BISWAS** (PAN AWPB8007H) daughter of- Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, Kalibari, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, (5) **SMT. RITA MITTRA** (PAN BQKPM3560L) wife of- Sri Arunadoy Mitra, daughter of Late Sushil Kumar Roy, by faith- Christian, by occupation-

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

Date of Application: 03-02-2023

Serial No of Application 1604001252/2023 **Search No** 1604001252/2023
Search for the Years From 2003 To 2023 **Record Available** From 23/02/2009 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01250
From whom Received Soma Chakraborty
Fees Paid under Articles F1(i) 2/- F1(ii) 20/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Premises: 362/22, Road: Mahamayapur School Road, , Ward: 28, Holding: 362, Floor No : 3, Flat No : 3B	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250 Khatian: 00348	Flat/Apartment: 1000 sq.ft.
Deed Details :		Deed No: I-160409794/2022, Query No: 16042002079064/2022, Serial No: 1604008072/2022, Page: 284052 - 284076, Date of Registration: 24/08/2022, Date of Completion: 24/08/2022,		

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



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

Date of Application: 03-02-2023

Serial No of Application	1604001253/2023	Search No	1604001253/2023
Search for the Years	From 2003 To 2023	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01252		
From whom Received	Soma Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 20/-	

Search Result: No Record Found

(Mr Anupam Halder)
D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



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

Date of Application: 03-02-2023

Serial No of Application	1901002753/2023	Search No	1901002753/2023
Search for the Years	From 2003 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01250		
From whom Received	S Chakraborty		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 20 /-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



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

Date of Application: 03-02-2023

Serial No of Application	1901002754/2023	Search No	1901002754/2023
Search for the Years	From 2003 To 2023	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01252		
From whom Received	S Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 20/-	

Search Result: No Record Found

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



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

Date of Application: 08-02-2023

Serial No of Application	1608002414/2023	Search No	1608002414/2023
Search for the Years	From 2003 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01250		
From whom Received	S Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 11/-	

Search Result: No Record Found

(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR



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

Date of Application: 08-02-2023

Serial No of Application	1608002415/2023	Search No	1608002415/2023
Search for the Years	From 2003 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01252		
From whom Received	S Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 11/-	

Search Result: No Record Found

(Mr Arindam Chakraborty)

A.D.S.R. SONARPUR

OFFICE OF THE A.D.S.R. SONARPUR



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

Date of Application: 16-02-2023

Serial No of Application 1629000478/2023 **Search No** 1629000478/2023
Search for the Years From 2014 To 2023 **Record Available** From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01252
From whom Received Soma Chakraborty
Fees Paid under Articles F1(i) 2/- F1(ii) 9/-

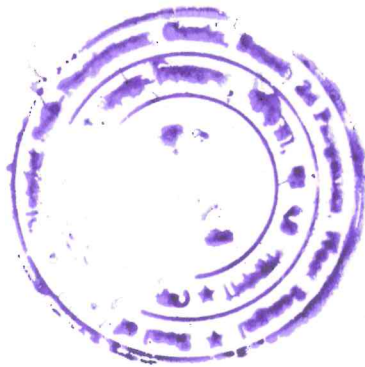
Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Ward: 28	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-01252/00000 Khatian: 00349/00	Area of Land: 8.50000000 decimal
Deed Details :		Deed No: I-162902686/2021, Query No: 16292000683158/2021, Serial No: 1629002604/2021, Page: 106278 - 106360, Date of Registration: 26/04/2021, Date of Completion: 27/04/2021,		

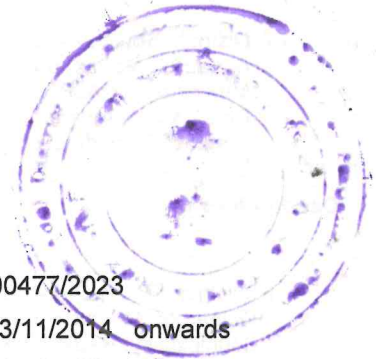
(Mr Arindam Chakraborty)

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA



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



Date of Application: 16-02-2023

Serial No of Application 1629000477/2023 **Search No** 1629000477/2023
Search for the Years From 2014 To 2023 **Record Available** From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-01250
From whom Received Soma Chakraborty
Fees Paid under Articles F1(i) 2/- F1(ii) 9/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Ward: 28, Holding: 22	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: RS-01250/00000 Khatian: 00348	Area of Land: 6.45104175 decimal (3 Katha, 14 Chatak, 25 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162902734/2015, Query No: 16290000565549/2015, Serial No: 1629002936/2015, Page: 17276 - 17291, Date of Registration: 10/08/2015, Date of Completion: 14/08/2015, Date of Delivery: 21/08/2015		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Ward: 28	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-01250/00000 Khatian: 00348/00	Area of Land: 6.45104175 decimal (3 Katha, 14 Chatak, 25 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162902422/2016, Query No: 16290000977715/2016, Serial No: 1629002991/2016, Page: 52352 - 52396, Date of Registration: 19/07/2016, Date of Completion: 21/07/2016, Date of Delivery: 26/07/2016		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Ward: 28	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-01250/00000 Khatian: 00348/00	Area of Land: 6.45104175 decimal (3 Katha, 14 Chatak, 25 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162902426/2016, Query No: 16291000274724/2016, Serial No: 1629002998/2016, Page: 52122 - 52139, Date of Registration: 19/07/2016, Date of Completion: 20/07/2016, Date of Delivery: 26/07/2016		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-01250/00000 Khatian: 00348/00	Area of Land: 2.15034271 decimal (938.33 Sqft)
Deed Details :		Deed No: I-162902082/2017, Query No: 16291000196734/2017, Serial No: 1629002490/2017, Page: 48180 - 48194, Date of Registration: 07/06/2017, Date of Completion: 08/06/2017, Date of Delivery: 12/06/2017		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-01250/00000 Khatian: 00348/00	Area of Land: 2.15034271 decimal (938.33 Sqft)
Deed Details :		Deed No: I-162902083/2017, Query No: 16291000198988/2017, Serial No: 1629002495/2017, Page: 48389 - 48403, Date of Registration: 07/06/2017, Date of Completion: 08/06/2017, Date of Delivery: 12/06/2017		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Ward: 28	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-01250/00000 Khatian: 00348/00	Area of Land: 8.50000000 decimal
Deed Details :		Deed No: I-162902686/2021, Query No: 16292000683158/2021, Serial No: 1629002604/2021, Page: 106278 - 106360, Date of Registration: 26/04/2021, Date of Completion: 27/04/2021,		

7	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Ward: 028, Holding: 362/22, Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250 Khatian: 00348	Flat/Apartment: 250 sq.ft.
Deed Details :		Deed No: I-162904567/2021, Query No: 16292001227373/2021, Serial No: 1629003734/2021, Page: 166830 - 166870, Date of Registration: 23/09/2021, Date of Completion: 23/09/2021,		
8	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Ward: 028, Holding: 362/22, Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250 Khatian: 00348	Covered Garage: 215 sq.ft.
Deed Details :		Deed No: I-162904577/2021, Query No: 16292001227719/2021, Serial No: 1629003736/2021, Page: 166990 - 167018, Date of Registration: 23/09/2021, Date of Completion: 23/09/2021,		
9	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Ward: 28, Holding: 362/22, Floor No : 2, Flat No : 2B	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250, RS-1250 Khatian: 00348	Flat/Apartment: 1000 sq.ft.
Deed Details :		Deed No: I-162905541/2019, Query No: 16291000241896/2019, Serial No: 1629005982/2019, Page: 180172 - 180216, Date of Registration: 28/11/2019, Date of Completion: 03/12/2019, Date of Delivery: 26/12/2019		
10	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Ward: 28, Holding: 362/22, Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250, RS-1250 Khatian: 00348	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-162905541/2019, Query No: 16291000241896/2019, Serial No: 1629005982/2019, Page: 180172 - 180216, Date of Registration: 28/11/2019, Date of Completion: 03/12/2019, Date of Delivery: 26/12/2019		
11	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Floor No : 1	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250, RS-1250 Khatian: 00348	Flat/Apartment: 1000 sq.ft.
Deed Details :		Deed No: I-162901027/2020, Query No: 16291000261077/2019, Serial No: 1629000048/2020, Page: 47393 - 47434, Date of Registration: 28/02/2020, Date of Completion: 12/03/2020, Date of Delivery: 15/07/2020		
12	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250, RS-1250 Khatian: 00348	Covered Garage: 135 sq.ft.
Deed Details :		Deed No: I-162901027/2020, Query No: 16291000261077/2019, Serial No: 1629000048/2020, Page: 47393 - 47434, Date of Registration: 28/02/2020, Date of Completion: 12/03/2020, Date of Delivery: 15/07/2020		
13	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Ward: 28, Holding: 362/22, Floor No : 2, Flat No : 2A	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250 Khatian: 00348	Flat/Apartment: 1050 sq.ft.
Deed Details :		Deed No: I-162901620/2020, Query No: 16292000568311/2020, Serial No: 1629001736/2020, Page: 59263 - 59305, Date of Registration: 05/06/2020, Date of Completion: 05/06/2020, Date of Delivery: 05/06/2020		
14	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,, Road: Mahamayapur School Road, , Holding: 362/22, Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1250 Khatian: 00348	Flat/Apartment: 220 sq.ft.
Deed Details :		Deed No: I-162903106/2020, Query No: 16292001217965/2020, Serial No: 1629003240/2020, Page: 111037 - 111078, Date of Registration: 01/10/2020, Date of Completion: 07/10/2020, Date of Delivery: 08/10/2020		

(Mr Arindam Chakraborty)

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA



Ref:

Date:

Retired, by nationality- Indian, residing at 512/5, Parnashree Pally, P.O.- Parnashree, P.S.- Behala, Kolkata- 700060, and **(6) SMT. URMIMALA MODAK** (PAN BHPPM3162E) wife of- Sri Ajit Kumar Modak, daughter of Late Sushil Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at P 13/A, Railway Co-operative, Kamdahari Purbapara, P.O.- Garia, P.S.- Regent Park, Kolkata- 700084, District – South 24 Parganas.

I have caused necessary searches in the following:-

Office of the DSR- IV at Alipore for the last 20 (Twenty) years from the year 2003 to the year 2023;

Office of the ARA-I, Kolkata for the last 20 (Twenty) years from the year 2003 to the year 2023;

Office of the Additional District Sub. Registry Office at Sonarpur for the last 11 (Eleven) years from the year 2003 to the year 2014;

Office of the Additional District Sub. Registry Office at Garia for the last 9 (Nine) years from the year 2014 to the year 2023;

And I have inspected the records and all other relevant available documents in respect of the aforesaid property;

Ref:

Date:

Based on the aforementioned, **MY REPORT IS AS FOLLOWS:-**

1. That, One Brojomohan Chattopadhyay was recorded owner of the some land in **R.S. Dag No. 1250 and 1252** along with other lands and after his death his two sons Shyamapada Chattopadhyay and Sarada Prasad Chattopadhyay became owners of those land.
2. That, the said Shyamapada Chattopadhyay and Sarada Prasad Chattopadhyay jointly sold total 26 Decimal of their inherited land, 18 Decimal in R.S. Dag No. 1252, R.S. Khatian No. 349 out of total 35 Decimal and 8 Decimal in R.S. Dag No. 1250, R.S. Khatian No. 348 out of total 22 Decimal to Sudhir Kumar Roy and Sushil Kumar Roy both sons of Late Basanta Kumar Roy, vide a registered Bengali Bikroy Kobala (Deed of Conveyance) Being No. 751 for the year 1959 registered in the office of the District-Registrar of 24 Parganas.
3. That, by virtue of the aforesaid Deed of Conveyance Sudhir Kumar Roy and Sushil Kumar Roy became joint owners of the said 26 Decimal Land. Later on they decided to build their 2 separate residential houses on the said land. For the purpose of constructing building they partitioned the said 26 Decimal land on the basis of their respective contribution in consideration paid by them for purchasing the land, vide a registered deed of partition being No. 634 for the year 1966, Book-I, Vol. No.- 32, pages 91 to 98, registered in the office of District Registrar of 24 Parganas.

Ref:

Date:

4. That, by virtue of aforesaid deed of partition said Sushil Kumar Roy got 17 decimal land area, out of which 7.5 Decimal in Dag No. 1250 and 9.5 Decimal in Dag No. 1252 and took possession thereof for constructing residential building to live with his family.
5. That, the said Sushil Kumar Roy while in possession of the said land and building thereon died intestate on 08.07.1995 leaving behind his three sons Biplab Kumar Roy, Manas Kumar Roy and Utpal Kumar Roy and two daughters Rita Mitra and Urmimala Modak as his surviving legal heirs.
6. That, the said Utpal Kumar Roy while in possession of his undivided share in said land and building thereon died intestate on 19.04.2017 leaving behind his wife Arpita Roy and daughter Arina Biswas as his surviving legal heirs.
7. That, the Landowners herein by virtue of Law of Inheritance became the joint owners of **17 decimal** land on dag no. 1250 and 1252, under R.S. Khatian No.- 348 and 349 at Mouza- Barhans Fartabad, J.L. no.- 47.
8. That, the Landowners herein being desirous of construction of new multi-storied building on the said premises entered into separate Development Agreement with **GANGULY HOME SEARCH PRIVATE LIMITED** on **23.04.2021**, duly registered in the Office of ADSR Garia, and recorded in Book No. I, Volume No. 1629-2021, Page from 106278 to 106360 being No. 162902686 for the year 2021 and thereafter obtained Sanctioned Building Permit bearing No.

Ref:

Date:

SWS-OBPAS/2207/2022/0996 dated **31.01.2023** issued by Rajpur Sonarpur Municipality in respect of the said land.

I do hereby certify that the above-mentioned lands of the present Landowners are free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

Enclosure: - Search Receipts.

ADVOCATE