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To,
M/s. Bholenath Developers & Construction-
32, Armenian Street,
Kolkata - 700001

Dated: 07-04-2021

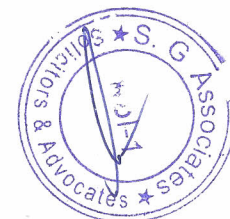
Non Encumbrance search Report on Title Deed

Sub: Search report of **ALL THAT** piece and parcel of land measuring about 4 Cottahs, 6 Chittak, 2 sq. ft be the same a little more or less lying and situate at part of 15 J N Sarkar Street, Kolkata – 700048, being Holding No. 11/2, J N Sarkar Street, Kolkata – 7010048, under within the limits of South Dum Dum Municipality, under Ward No. 32, Police Station - Lake Town, A.D.S.R Bidhannagar Salt Lake, Division II, Sub Division 6 part of R.S. and L.R. Dag No. 210, 211 under R.S Khatian No. 494, and L.R. Khatian No. 753 & 754, Mouza - Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, District North 24 Parganas which is butted and bounded by On The North: by 25' J.N.Sarkar Street, On The South: by part of Premises No. 15 J.N Sarkar St. and Land of Subrata Roy, On The East: By 26' J.N.Sarkar Street & Micheal Sporting Club, On The West: by land & Shed of Subrato Roy.

Dear Sir,

Description of the property:-

ALL THAT piece and parcel of land measuring about 4 Cottahs, 6 Chittak, 2 sq. ft be the same a little more or less lying and situate at part of 15 J N Sarkar Street, Kolkata – 700048, being Holding No. 11/2, J N Sarkar Street, Kolkata – 7010048, under within the limits of South Dum Dum Municipality, under Ward No. 32, Police Station - Lake Town, A.D.S.R Bidhannagar Salt Lake, Division II, Sub Division 6 part of R.S. and L.R. Dag No. 210, 211 under R.S Khatian No. 494, and L.R. Khatian No. 753 & 754, Mouza - Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, District North 24 Parganas which is butted and bounded by On The North: by 25' J.N.Sarkar Street, On The South: by part of Premises No. 15 J.N Sarkar St. and Land of Subrata Roy, On The East: By 26' J.N.Sarkar Street & Micheal Sporting Club, On The West: by land & Shed of Subrato Roy



Documents Scrutinized: -

LOT A

1. Photocopy of Certified Copy of Deed of Conveyance dated 25.09.1996 executed between Smt. Nanda Dulali Paul, Sri. Sudhansu Kumar Paul, Sri. Shyam Baran Paul, (Vendors) AND Sri. Pabitra Saha (Purchasers). The said deed was duly registered in the office of Additional registrar of Assurances – II, Kolkata and recorded in Book No. I, Volume No. 112, Pages from 354 to 361, and being No. 4291 for the year 1996.
2. Photocopy of Deed of Conveyance dated 30.01.2009 executed between Sri. Pabitra Saha (Vendor) AND Sri. Paritosh Kumar Saha son of Sri. Prafulla Kumar Saha as Confirming Party AND Sri. Subrata Roy son of Sri. Debabrata Roy (Purchasers). The said deed was duly been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 1, Pages from 16203 to 16221, and being No. 00765 for the year 2009.

LOT B

1. Photocopy of Deed of Conveyance dated 29.09.1996 executed between Smt. Nanda Dulali Paul, Sri. Sudhangshu Kumar Paul, Sri. Shyam Baran Paul (Vendor) AND Sri Paritosh Saha (Purchasers). The said deed was duly been registered in the office of Additional Registrar of Assurances – II, Kolkata and recorded in Book No. I, Volume No. 15, Pages from 329 to 336, and being No. 879 for the year 1997.
2. Photocopy of Deed of Conveyance dated 05-11-2007 executed between Sri Paritosh Saha (Vendor) AND Ram Niwas Rathi (Purchasers). The said deed was duly been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 6, Pages from 11536 to 11549, and being No. 06348 for the year 2008.
3. Photocopy of Deed of Conveyance dated 24.07.2009 executed between Ram Niwas Rathi (Vendor) AND Sekh Mohammad Ismail (Purchasers). The said deed was duly been registered in the office of Additional Registrar of Assurances – II, Kolkata and recorded in Book No. I, CD/Volume No. 16, Pages from 7008 to 7022, and being No. 07678 for the year 2009.
4. Photocopy of Deed of Conveyance dated 24-06-2011 executed between Sekh Mohammad Ismail (Vendor) AND Smt. Rita Dutta (Purchasers). The said deed was duly registered in the office of Additional District Sub Registrar - Bidhannagar and recorded in Book No. I, CD Volume No. 14, Pages 3213 to 3224, and being No. 07125 for the year 2011.
5. Photocopy of Deed of Conveyance dated 28.11.2013 executed between Smt. Rita Dutta (Vendor) AND Sri. Rahul Roy son of Sri. Subrata Roy (Purchasers). The said deed was duly registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 10, Pages from 3745 to 3756, and being No. 03401 for the year 2013.



Flow of the Title:-

PLOT - A

By Virtue of a Deed of Conveyance dated 25.09.1996 executed between Smt. Nanda Dulali Paul, Sri. Sudhansu Kumar Paul, Sri. Shyam Baran Paul, as Vendors had sold, transferred the land area measuring about 2 Cottahs, 12 Chittacks, and 20 sq.ft, together with tiles shed one storied brick built building be the same more or less situated at Premises No. 15, J N Sarkar Street, Police Station – Lake Town (formerly Dum Dum), being Holding No. 11/3, J N Sarkar Street, in favour of Sri. Pabitra Saha as Purchaser and same has been registered in the office of Additional registrar of Assurances – II, Kolkata and recorded in Book No. I, Volume No. 112, Pages from 354 to 361, and being No. 4291 for the year 1996.

That after purchase of the aforesaid land the said Sri. Pabitra Saha became absolute owner in khas possession thereof and mutated his name on 28.8.08 in the records of South Dum Dum Municipality and paid and taxes as owner in respect of the lands and structure.

That by a Deed of Conveyance dated 30.01.2009 executed between Sri. Pabitra Saha son of Sri. Prafulla Kumar Saha as Vendor and Sri. Paritosh Kumar Saha son of Sri. Prafulla Kumar Saha as Confirming Party had sold the land measuring about 2 Cottahs, 1 Chittak, 28 sq. ft out of 2 Cottahs, 12 Chittacks, and 20 sq.ft, situated at Holding No. 11/3, J.N. Sarkar Street, being Premises No. 15, J N Sarkar Street, comprised in R.S. and L.R. Dag No 211, Mouza – Dakhindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 in favour of Sri. Subrata Roy son of Sri. Debabrata Roy as Purchaser and same has been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 1, Pages from 16203 to 16221, and being No. 00765 for the year 2009.

That the said Sri Subrata Roy son of Sri. Debabrata Roy became the absolute owner of the land measuring about 2 Cottahs, 1 Chittak, 28 sq. and has duly mutated his name in the records of the South Dum Dum Municipality and also in the B.L.R.O. office situated in Barackpore under L.R. Khatian No 754, R.S. and L.R. Dag No 211, Mouza – Dakhindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 and are regularly paying all the Taxes and Khajna.

That the said Sri. Subrata Roy son of Sri. Debabrata Roy is the absolute owner of the land measuring about 2 Cottahs, 1 Chittak, 28 sq. ft be the same a little more or less lying and situated at Holding No. 11/3, J.N. Sarkar Street, Sub Division 6, R.S. and L.R. Dag No. 211, under L.R. Khatian No. 754 of Mouza - Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, part of Premises No. 15, J. N. Sarkar Street, Kolkata – 700048, under Ward No. 32, Police Station – Lake Town (formerly Dum Dum).



LOT B

That by a Registered Deed of Conveyance dated 29.09.1996 executed between Smt. Nanda Dulali Paul, Sri. Sudhangshu Kumar Paul, Sri. Shyam Baran Paul as Vendors had sold the land measuring 4 Cottahs, 2 Chittacks, 13 sq.ft, in the Premises No. 15, J. N. Sarkar Street, Police Station – Lake Town (Old Dum Dum), comprised in R.S. Dag Nos. 209, 210, 211, R.S. Khatian No. 494, Mouza – Dakhindari, in favour of Sri Paritosh Saha as Purchaser and same has been registered in the office of Additional Registrar of Assurances – II, Kolkata and recorded in Book No. I, Volume No. 15, Pages from 329 to 336, and being No. 879 for the year 1997.

That by a Deed of Conveyance dated 05.11.2007 executed between Paritosh Saha as Vendor had sold the land measuring 2 Cottahs, 4 Chittacks, 19 sq.ft, out of 4 Cottahs, 2 Chittacks, 13 sq.ft in the Premises No. 15, J. N. Sarkar Street, Police Station – Lake Town (Old Dum Dum), R.S. Khatian No. 494, Mouza – Dakhindari in favour of Ram Niwas Rathi as Purchaser and same has been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 6, Pages from 11536 to 11549, and being No. 06348 for the year 2008.

That that by a Deed of Conveyance dated 24.07.2009 executed between Ram Niwas Rathi as Vendor had sold the land measuring 2 Cottahs, 4 Chittacks, 19 sq.ft, in the Premises No. 15, J. N. Sarkar Street, Police Station – Lake Town (Old Dum Dum), R.S. Khatian No. 494, Mouza – Dakhindari in favour of Sekh Mohammad Ismail as Purchaser and same has been registered in the office of Additional Registrar of Assurances – II, Kolkata and recorded in Book No. I, CD/Volume No. 16, Pages from 7008 to 7022, and being No. 07678 for the year 2009.

That by virtue of Deed of Sale dated 24-06-2011 executed between the said Sekh Mohammad Ismail as Vendor sold, transferred, conveyed, assigned and assured ALL THAT land measuring 2 Cottah 4 Chittacks 19 square feet be the same little more or less together with 200 sq. ft. tile shed structure standing thereon comprised in Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, appertaining to R.S. Khatian No. 494, under R.S. Dag Nos. 210 and 211, being Holding No. 11/2, part of Premises No. 15 J. N. Sarkar Street, under Police Station - Lake Town, Kolkata- 700 048, Ward No. 32, with in the local limits of South Dum Dum Municipality, District North 24 Parganas unto and in favour of Smt. Rita Dutta as Purchaser therein and the said Deed was duly registered in the office of Additional District Sub Registrar - Bidhannagar and recorded in Book No. I, CD Volume No. 14, Pages 3213 to 3224, and being No. 07125 for the year 2011.

That after purchased the said property Smt. Rita Dutta mutated her name in records of South Dum Dum Municipality and paid taxes thereon.

That by a Registered Bengali Deed of Sale dated 28.11.2013 executed between Smt. Rita Dutta wife of Sri. Nimai Dutta as Vendor had sold, transferred, conveyed, assigned and assured ALL THAT land measuring 2 Cottah 4 Chittacks 19 square feet be the same little more or less together with 200 sq. ft. tile shed structure standing thereon comprised in Mouza



- Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, appertaining to R.S. Khatian No. 494, under R.S. Dag Nos. 210 and 211, being Holding No. 11/2, Premises No. 15 J. N. Sarkar Street, under Police Station - Lake Town, Kolkata - 700 048, Ward No. 32, with in the local limits of South Dum Dum Municipality, District North 24 Parganas unto and in favour of Sri. Rahul Roy son of Sri. Subrata Roy as Purchaser and same has been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 10, Pages from 3745 to 3756, and being No. 03401 for the year 2013.

That the said Rahul Roy son of Sri. Subrata Roy became the absolute owner of said land measuring about 2 Cottahs, 4 Chittaks, 19 sq. ft and has duly mutated his name in the records of the South Dum Dum Municipality and also in the B.L.R.O. office situated in Barackpore under L.R. Khatian No. 753, R.S. and L.R. Dag No. 210, 211 of Mouza - Dakhindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 and are regularly paying all the taxes and Khajna.

Non Encumbrance Certificate for the period of 30 years:-

I have caused necessary searches by our regular searcher T. Roy in the office of D.S.R. – Barasat, A.D.S.R. Bidhannagar, and Additional Registrar of Assurances – Kolkata vide receipt Nos. REGN AA 217168, REGN AA 128124, REGN AA 475922, Search No. 1902007643/2021, 1502005145/2021, for period 1991 to 2021 and I have also Caused necessary Court Search through online and no adverse entries found as per said searching the said property is free from all encumbrances, charges of any kind whatsoever.

All the papers and documents are returned herewith.

Regards



S.G. Associates
Solicitors & Advocates