

Dated: 28th April 2022

No Encumbrances Certificate and detailed report on title

Re.: An area of land admeasuring **13 cottahs 07 chittacks and 25 sq. ft.** lying situate at and/or being holding No. 1062 (including 1062/1, 1061, 903 and 903/1 after amalgamation), (postal address 118) in Block C, Bangur Avenue, Kolkata 700 055 PS Lake Town.

Present owners of the property: **Mr. Rajesh Bajaj, Mr. Manish Bajaj,
Mr. Sumit Bajaj and Mr. Vineet Bajaj**

I have caused necessary searches in respect of the aforesaid property since 2007 to 2022 till date at the ADSR Bidhannagar, and the Offices of the Registrar of Assurances, Kolkata.

My report is as follows: -

- A. By an Indenture dated 24th December 1968 and registered with the Sub – Registrar, Cossipore, Dum Dum in Book No. I, volume No. 24 in pages 240 to 245 being No. 9144 for the year 1968 Amalgamated Development Limited sold transferred and conveyed unto and in favour of Shri Bhagwandas Karwa and Sreemati Bimala Debi Karwa **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 03 cottahs 13 chittacks and 06 sq. ft. be the same a little more or less lying situate at and/or forming part of J. L. No. 32/20, Touzi No. 228 & 229 of 24 Parganas Collectorate R. S. Dag No. 480, R. S. Khatian No. 235 Mouza Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue and marked as plot No. 118 and now recorded as holding No. 1062 and 1062/1 in the records of the South Dum Dum Municipality (hereinafter referred to as the said **LAND – 1**) for the consideration and in the manner as contained and recorded therein.
- B. By an Indenture dated 24th December 1968 and registered with the Sub – Registrar, Cossipore, Dum Dum in Book No. I, volume No. 24 in pages 246 to 253 being No. 9145 for the year 1968 Amalgamated Development Limited sold transferred and conveyed unto and in favour of Shri Bhagwandas Karwa and Sreemati Bimala Debi Karwa **ALL THAT** the piece or parcel of land containing by ad-measurement an area of 04 cottahs 03 chittacks and 26 sq. ft. be the same a little more or less lying situate at and/or forming part of J. L. No. 32/20, Touzi No. 228 & 229 of 24 Parganas Collectorate R. S. Dag No. 473 & 480, R. S. Khatian No. 726 & 235 respectively Mouza Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue and marked as plot No. 118/1 and now recorded as holding No. 1061 in the records of the South Dum Dum Municipality

(hereinafter referred to as the said **LAND – 2**) for the consideration and in the manner as contained and recorded therein.

- C. By an Indenture dated 03rd September 1974 and registered with the Registrar U/S 7 (2), Alipore, 24 Parganas in Book No. I, volume No. 176 in pages 41 to 49 being No. 6435 for the year 1974 Bhagwandas Karwa and Bimla Devi Karwa sold transferred and conveyed unto and in favour of Ishwari Prasad Bajaj and Bimla Bajaj **ALL THAT** the said Land – 1 for the consideration and in the manner as contained and recorded therein.
- D. By an Indenture dated 02nd September 1974 and registered with the Registrar U/S 7 (2), Alipore, 24 Parganas in Book No. I, volume No. 176 in pages 26 to 35 being No. 6404 for the year 1974 Bhagwandas Karwa and Bimala Devi Karwa sold transferred and conveyed unto and in favour of Ishwari Prasad Bajaj and Bimala Bajaj **ALL THAT** the said Land – 2 for the consideration and in the manner as contained and recorded therein.
- E. By the deed of conveyance dated 09th August 1976 and registered with the Alipore, District Registry Office in Book No. 1, volume No. 123 in pages 01 to 03 being No. 4024 for the year 1976 Amalgamated Development Limited sold transferred and conveyed unto and in favour of Nirmal Kumar Kedia **ALL THAT** the piece or parcel of land measuring about 05 cottahs 06 chittacks and 38 sq. ft. be the same little more or less lying situate at C. S. Plot No. 1321/1338 and recorded as R. S. Plot No. 473 R. S Khatian No. 726 Mouza Krishnapur subsequently now Shyamnagar P, S, Dumdum which is commonly known as Plot no. 119 (hereinafter referred to as the said **LAND AT 119**).
- F. The said Land -1, said Land – 2 and the said Land at 119 were sold and transferred as aforementioned subject to the Mortgage in favour of Amalgamated Development Ltd. for amounts due and payable to them.
- G. Inasmuch as the amounts due and payable to the said Amalgamated Development Ltd. as aforementioned having been paid and/or discharged which are recorded in the three separate Affidavits all dated 04th July 2000 duly Sworn before the Notary Public at Calcutta by the Amalgamated Development Limited.
- H. Thus, the said Land -1, said Land – 2 and the said Land at 119 became free of all encumbrances, charges, liens, lispensens, attachments, trusts, mortgages whatsoever and/or howsoever.
- I. By an Indenture dated 26th March 1996 and registered with the Additional District Sub – Registrar, Bidhannagar, Salt Lake in Book No. I, volume No. 89 in pages 361 to 368 being No. 3912 for the year 1996 Nirmal Kumar Kedia sold transferred and conveyed unto and in favour of Mohan Lal Bajaj out of the said Land at 119 **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 02 cottahs 11

chittacks and 19 sq. ft. be the same a little more or less lying situate at and/or forming part of C. S. Dag No. 1321/1338, R. S. Dag No. 473, R. S. Khatian No. 726 Mouza Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue marked as plot No. 119/1 on the map or plan annexed to the deed aforesaid and now recorded as holding No. 903 in the records of the South Dum Dum Municipality (hereinafter referred to as the said **LAND – 3**) for the consideration and in the manner as contained and recorded therein.

- J. By another Indenture dated 26th March 1996 and registered with the Additional District Sub – Registrar, Bidhannagar, Salt Lake in Book No. I, volume No. 65 in pages 373 to 378 being No. 2381 for the year 1997 Nirmal Kumar Kedia sold transferred and conveyed unto and in favour of Mohan Lal Bajaj out of the said Land at 119 **ALL THAT** the piece and parcel of land containing by ad-measurement an area of about 02 cottahs 11 chittacks and 19 sq. ft. be the same a little more or less lying situate at and/or forming part of C. S. Dag No. 1321/1338, R. S. Dag No. 473, R. S. Khatian No. 726 Mouza Krishnapur subsequently now Shyamnagar in the Block C Bangur Avenue marked as plot No. 119/2 on the map or plan annexed to the deed aforesaid and now recorded as holding No. 903/1 in the records of the South Dum Dum Municipality (hereinafter referred to as the said **LAND – 4**) for the consideration and in the manner as contained and recorded therein.
- K. The said Ishwari Prasad Bajaj and Bimla Bajaj constructed a ground plus three storied building in the year 1975 and each floor being of about 2000 sq. ft. at the said Land – 1.
- L. By the Deed of Gift dated 26th December 2011 and registered with the Additional District Sub Registrar, Bidhannagar in Book No. 1, CD volume No. 23 in page from 10548 to 10564 being No. 14537 for the year 2011 the said Mohan Lal Bajaj out of natural love and affection he has for his brother the said Ishwari Prasad Bajaj, the said Mohan Lal Bajaj gifted, conveyed and transferred unto and in favour of the said Ishwari Prasad Bajaj **ALL THAT** the said Land – 4 in the manner as contained and recorded therein.
- M. By the Deed of Gift dated 15th May 2012 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 23 in page from 4129 to 4141 being No. 05844 for the year 2012 the said Ishwari Prasad Bajaj out of natural love and affection he has for his sons Rajesh Bajaj and Manish Bajaj, the said Ishwari Prasad Bajaj gifted, conveyed and transferred unto and in favour of the said Rajesh Bajaj and Manish Bajaj **ALL THAT** the said Land – 4 in the manner as contained and recorded therein.
- N. By the Deed of Gift dated 23rd August 2012 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 41 in page from 1914 to 1927 being No. 10600 for the year 2012 the said Ishwari Prasad Bajaj out of natural love and

affection he has for his sons Rajesh Bajaj and Manish Bajaj, the said Ishwari Prasad Bajaj gifted, conveyed and transferred unto and in favour of the said Rajesh Bajaj and Manish Bajaj **ALL THAT** FIRSTLY i) the area of incomplete 1000 sq. ft. on the northern side of the ground floor of the ground plus three storied building, ii) residential flat having an area of 2000 sq. ft. and being the entire 1st floor of the ground plus three storied building all situated on the said Land – 1 and **SECONDLY** the undivided 50% part and/or share into or upon the said Land – 2 being his entire share in into or upon the said Land – 2, in the manner as contained and recorded therein.

- O. By the Deed of Gift dated 25th September 2013 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 39 in page from 4614 to 4625 being No. 13359 for the year 2013 the said Ishwari Prasad Bajaj out of natural love and affection he has for his sons Rajesh Bajaj and Manish Bajaj, the said Ishwari Prasad Bajaj gifted, conveyed and transferred unto and in favour of the said Rajesh Bajaj and Manish Bajaj **ALL THAT** the area of incomplete 1000 sq. ft. on the northern side of the third floor of the ground plus three storied building at the said Land – 1 together with the roof right thereupon in the manner as contained and recorded therein.
- P. By the Deed of Gift dated 06th August 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 47 in page from 4331 to 4343 being No. 09828 for the year 2014 the said Manish Bajaj out of natural love and affection he has for his brother Rajesh Bajaj, the said Manish Bajaj gifted, conveyed and transferred unto and in favour of the said Rajesh Bajaj **ALL THAT** the area of incomplete 500 sq. ft. on the northern side of the ground floor of the ground plus three storied building at the said Land – I which being his entire share into or upon the said ground floor together with undivided proportionate share in the land in the manner as contained and recorded therein.
- Q. By the Deed of Gift dated 06th August 2014 and registered with the Additional Registrar of Assurances – II, Kolkata in Book No. 1, CD volume No. 47 in page from 4344 to 4356 being No. 09829 for the year 2014 the said Rajesh Bajaj out of natural love and affection he has for his brother Manish Bajaj, the said Rajesh Bajaj gifted, conveyed and transferred unto and in favour of the said Manish Bajaj **ALL THAT** the area of incomplete 500 sq. ft. on the northern side of the third floor of the ground plus three storied building at the said Land – I which being his entire share into or upon the said third floor together with undivided proportionate share in the land in the manner as contained and recorded therein.
- R. The said Mohan Lal Bajaj was a Hindu who died intestate on 27th January 2018 leaving behind him surviving in accordance with the Hindu Succession Act, his wife namely the said Bimla Bajaj, his one married daughter Madhulika Kanoria and two sons namely

Sumit Bajaj and Vineet Bajaj as his only legal heirs and/or representatives who collectively became the absolute owners of the said Land – 3 free of all encumbrances whatsoever and/or howsoever.

- S. The said Bimala Bajaj continued to remain the owner of undivided one-half part and/or share into or upon the said Land – 2 and i) an area of 1000 sq. ft. on the southern side of the ground floor, ii) residential flat having an area of 2000 sq. ft. and being the entire 2nd floor of the ground plus three storied building and iii) the area of incomplete 1000 sq. ft. on the southern side of the third floor of the ground plus three storied building at the said Land – 1 together with the roof right thereupon.
- T. For the purpose of better usage and all practical purposes and to avoid all future disputes by the Deed of Partition dated 26th December 2019 and registered with the Additional District Sub – Registrar, Bidhannagar (Salt Lake City) in Book No. I, volume No. 1504 – 2020, page from 2030 to 2105 being No. 150400021 for the year 2020 the said Vineet Bajaj, Sumit Bajaj, Bimla Bajaj and Madhulika Kanoria partitioned and settled apart from other immovable properties their respective rights and/or shares and/or ownership into or upon the shares in the said Land – 3 and the said Land – 1 whereby and wherein the said Vineet Bajaj and Sumit Bajaj became absolute owners of the parts and/or portions of the said Land – 3, the said Land - 2 and the said Land – 1 save and except two rooms bearing Nos. 02 & 03 on the ground floor with right in common upon the toilet all at the ground plus three storied building at the said Land – 1 allotted to the said Madhulika Kanoria and the said Bimla Bajaj was not allotted and/or provided any right, title, interest in the said Land – 3 and the said Land – 1, in the manner and upon the terms and conditions as contained and recorded therein.
- U. By the Deed of Gift dated 15th July 2020 and registered with the Additional District Sub – Registrar, Bidhannagar (Salt Lake City) in Book No. I, volume No. 1504 – 2020, page from 51735 to 51770 being No. 150401074 for the year 2020 the said Madhulika Kanoria out of natural love and affection she has for her brother Vineet Bajaj, the said Madhulika Kanoria gifted, conveyed and transferred unto and in favour of the said Vineet Bajaj **ALL THAT** two rooms bearing Nos. 02 & 03 on the ground floor with right in common upon the toilet all at the ground plus three storied building at the said Land – 1 together with undivided proportionate share in the land with the intent and object that the said Madhulika Kanoria has ceased to have any right, title, interest into or upon the said shares in the said Land – 3 and the said Land – 1, in the manner as contained and recorded therein.
- V. The owners abohave caused to have the said Premises having five holding Nos. 1062, 1062/1, 1061, 903 and 903/1, Bangur Avenue to be amalgamated as one single holding number in the records of the South Dum Dum Municipality and the entirety of the said

Premises is presently numbered as 1062, Bangur Avenue, Block C, Kolkata in the records of the South Dumdum Municipality.

I hereby certify that the abovementioned land of the abovenamed owners on page 1 of this certificate is free from all sorts of encumbrances, liabilities, liens, lispens, attachment whatsoever and the property has an absolutely clear free and marketable title.

I also hereby certify that the abovementioned land is not subject to any restriction of Urban Land (Ceiling and Regulation) Act, 1976.

The receipts for the relevant searches are enclosed herewith.

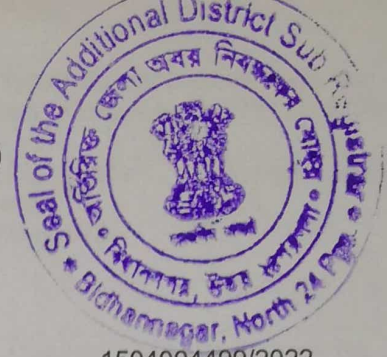
Thanking You,

Subhasis Dasgupta

(Subhasis Dasgupta)
Advocate

Arzi

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



Date of Application: 19-04-2022

Serial No of Application 1504004499/2022 Search No 1504004499/2022
Search for the Years From 2001 To 2022 Record Available From 30/11/2007 onwards
Property to be Searched District: North 24-Parganas, PS: Lake Town, Premises: 118, Road: Bangur Avenue, Block-c
From whom Received P Ghosh
Fees Paid under Articles F1(i) 2/- F1(ii) 21/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS; Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29	Property Type: Land Transaction: [0501] Partition, Partition	Plot No: LR-00480/00000 Khatian: 00000/00	Area of Land: 1.66833336 decimal (1 Katha,8 Sqft)
Deed Details :		Deed No: I-150400021/2020, Query No: 15040001796731/2019, Serial No: 1504000025/2020, Page: 2030 - 2105, Date of Registration: 03/01/2020, Date of Completion: 06/01/2020,		
2	District: North 24-Parganas, PS; Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29	Property Type: Land Transaction: [0501] Partition, Partition	Plot No: LR-00473/00000 Khatian: 00000/00	Area of Land: 1.66833336 decimal (1 Katha,8 Sqft)
Deed Details :		Deed No: I-150400021/2020, Query No: 15040001796731/2019, Serial No: 1504000025/2020, Page: 2030 - 2105, Date of Registration: 03/01/2020, Date of Completion: 06/01/2020,		
3	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29, Floor No : 0, Flat No : 5	Property Type: Apartment Transaction: [0501] Partition, Partition	Plot No: LR-473, LR-480 Khatian: 00726	Flat/Apartment: 27.5 sq.ft.
Deed Details :		Deed No: I-150400021/2020, Query No: 15040001796731/2019, Serial No: 1504000025/2020, Page: 2030 - 2105, Date of Registration: 03/01/2020, Date of Completion: 06/01/2020,		
4	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29, Floor No : 3	Property Type: Apartment Transaction: [0501] Partition, Partition	Plot No: LR-473, LR-480 Khatian: 00726	Flat/Apartment: 1150 sq.ft.
Deed Details :		Deed No: I-150400021/2020, Query No: 15040001796731/2019, Serial No: 1504000025/2020, Page: 2030 - 2105, Date of Registration: 03/01/2020, Date of Completion: 06/01/2020,		
5	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29, Floor No : 0	Property Type: Apartment Transaction: [0501] Partition, Partition	Plot No: LR-473, LR-480 Khatian: 00726	Flat/Apartment: 535 sq.ft.
Deed Details :		Deed No: I-150400021/2020, Query No: 15040001796731/2019, Serial No: 1504000025/2020, Page: 2030 - 2105, Date of Registration: 03/01/2020, Date of Completion: 06/01/2020,		
6	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29, Floor No : 2	Property Type: Apartment Transaction: [0501] Partition, Partition	Plot No: LR-473, LR-480 Khatian: 00726	Flat/Apartment: 2018 sq.ft.

Details :		Deed No: I-150400021/2020, Query No: 15040001796731/2019, Serial No: 1504000025/2020, Page: 2030 - 2105, Date of Registration: 03/01/2020, Date of Completion: 06/01/2020,	
7	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29, Floor No : 0, Flat No : Room No 2	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-473, LR-480 Khatian: 00726 Flat/Apartment: 137.5 sq.ft.
Deed Details :		Deed No: I-150401074/2020, Query No: 15042000699929/2020, Serial No: 1504001119/2020, Page: 51735 - 51770, Date of Registration: 15/07/2020, Date of Completion: 17/07/2020,	
8	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29, Floor No : 0, Flat No : Room No 3	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-473, LR-480 Khatian: 00726 Flat/Apartment: 131.25 sq.ft.
Deed Details :		Deed No: I-150401074/2020, Query No: 15042000699929/2020, Serial No: 1504001119/2020, Page: 51735 - 51770, Date of Registration: 15/07/2020, Date of Completion: 17/07/2020,	
9	District: North 24-Parganas, PS: Lake Town, Mouza: ShyamNagar, Municipality: SOUTH DUM DUM,, Premises: 118, Road: Bangur Avenue, Block-c, , Ward: 29, Floor No : 0, Flat No : Room No 5	Property Type: Apartment Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-473, LR-480 Khatian: 00726 Flat/Apartment: 9.16 sq.ft.
Deed Details :		Deed No: I-150401074/2020, Query No: 15042000699929/2020, Serial No: 1504001119/2020, Page: 51735 - 51770, Date of Registration: 15/07/2020, Date of Completion: 17/07/2020,	

(Ms Rita Lepcha)

A.D.S.R. BIDHAN NAGAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR



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

Date of Application: 08-04-2022

Serial No of Application	1904005926/2022	Search No	1904005926/2022
Search for the Years	From 2015 To 2022	Record Available	From 29/08/2015 onwards
Property to be Searched	District: North 24-Parganas, PS: Lake Town, Premises: 118, Road: Bangur Avenue, Block-c		
From whom Received	G Das		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 7 /-	

Search Result: No Record Found

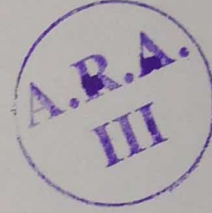
(Mr Mohul Mukhopadhyay)
A.R.A. - IV KOLKATA
OFFICE OF THE A.R.A. - IV KOLKATA



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

Date of Application: 08-04-2022

Serial No of Application	1903007984/2022	Search No	1903007984/2022
Search for the Years	From 2019 To 2022	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Lake Town, Premises: 118, Road: Bangur Avenue, Block-c		
From whom Received	G Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 3/-	
Search Result:	No Record Found		



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

ARA-III