

SUMAN PAUL CHOWDHURY
ADVOCATE
HIGH COURT, CALCUTTA
BAR ASSOCIATION ROOM NO. 5
MOBILE: 8017268804

CHAMBER:
DELTA HOUSE,
ROOM NO. 903, 9TH FLOOR,
4, GOVT. PLACE, BBD BAGH
KOLKATA-700001

DATE: 14-07-2023

NO ENCUMBRANCES CERTIFICATE

TITLE SEARCH & LEGAL SCRUTINY REPORT

Title Search Report & Legal Scrutiny Report with respect to 46 (Forty Six) Decimals equivalent to 1 (One) Bigha 7.8 (Seven Point Eight) Cottah be the same a little more or less lying situate at Mouza- Hudarait, J.L. No. 54, R.S. No. 224, Touzi No. 10, Pargana- Kalikata, comprised in R.S. & L.R Dag No. 2673, appertaining to L.R Khatian No. 862/1, under the Police Station Rajarhat within the ambit of Chandpur Gram Panchayet, West Bengal.

As per the instruction from my said clients, I, Suman Paul Chowdhury, Advocate have conducted the legal scrutiny of the said immovable properties, as mentioned hereunder in the below Schedules and conducted a detailed investigation of the titles since inception and conducted the search of the available records the registered Deeds before the Offices of the Registrars and designated Departments to till date from the date of the cause of action and submit my entire report as under:

SCHEDULE- I

(Details of Deed No. 6036 of 1984)

Sl. No.	Details of Registration	
1	Owner	Chandidas Chowdhury
2	Purchaser	Ranjit Mondal & Asit Mondal
3	Details of Property	Land Property admeasuring 50 Decimals, comprised in R.S./L.R. Dag No. 2673, comprised in R.S Khatian No. 150, lying and situated at Mouza- Hudarait, J.L. No. 54, Touzi No. 172 & 173 under the jurisdiction of Police Station Rajarhat, within the ambit of Chandpur Gram Panchayet, District- North 24 Parganas, wherein the classification of land is "SHALI".

Suman Paul Chowdhury

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Advocate
High Court, Calcutta
Bar Association Room-5
Enrol:-F/1335/1454/2012

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SCHEDULE- II

(Details of Deed No. 6037 of 1984)..... 14-07-2023.....

Sl. No.	Details of Registration	
		Sale Document, Deed Being No. I-6037 dated 9 th November 1984 recorded in Book No. I, Vol. 93F, Pages from 225 to 230, being No. 6037 for the year 1984, registered at the Office of Additional District Sub-Registrar at Bidhannagar (Salt Lake City)
1	Owner	Dharamdas Mondal, Ramkrishna Mondal, Paritosh Mondal Sanjay Mondal, Harani Mondal, Gita Rani Mondal, Bamani Mondal
2	Purchaser	Ranjit Mondal and Asit Kumar Mondal
3	Details of Property	Land Property admeasuring 20 Decimals, comprised in R.S./L.R. Dag No. 2673, comprised in R.S Khatian No. 150, lying and situated at Mouza- Hudarait, J.L. No. 54, Touzi No. 172 & 173 under the jurisdiction of Police Station Rajarhat, within the ambit of Chandpur Gram Panchayet, District- North 24 Parganas, wherein the classification of land is "SHALI".

SCHEDULE- III

(Details of Deed No. 3109 of 1986)

Sl. No.	Details of Registration	
		Sale Document, Deed Being No. I-3109, dated 30 th April 1986, recorded in Book No. I, Volume No.59, Pages from 379 to 384, being No. 3109 for the year 1986, registered at the Office of Additional District Sub-Registrar at Bidhannagar (Salt Lake City)
1	Owner	Buddhiswar Mondal
2	Purchaser	Ranjit Mondal and Asit Kumar Mondal
3	Details of Property	Land Property admeasuring 40 Decimals, comprised in R.S./L.R. Dag No. 2673, comprised in R.S Khatian No. 150, lying and situated at Mouza- Hudarait, J.L. No. 54, Touzi No. 172 & 173 under the jurisdiction of Police Station Rajarhat, within the ambit of Chandpur Gram Panchayet, District- North 24 Parganas, wherein the classification of land is "SHALI".

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SCHEDULE- IV

DATE: 14-07-2023

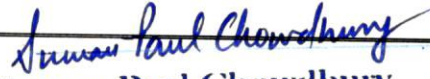
(Details of Deed No. 00158 of 2020)

Sl. No.	Details of Registration	
		Registered Development Agreement, Deed No. I-00158, dated 8 th January 2020, recorded in Book No. I, Volume No. 1523-2020, Pages from 19531 to 19572, being No. 152300158 for the year 2020, registered at the Office of ADSR at Rajarhat, District- North 24 Parganas.
1	Owner	Ranajit Mondal alias Ranjit Kumar Mondal
2	Developer	M/s DHARITRI INFRAVENTURE PRIVATE LIMITED
	(representative)	SHRI VICKY SINGH & SMT DIPANWITA SAMANTA
3	Details of Property	Land Property admeasuring 46 Decimals, comprised in R.S./L.R. Dag No. 2673, comprised in L.R. Khatian No. 862/1, lying and situated at Mouza- Hudarait, J.L. No. 54, Touzi No. 172 & 173 under the jurisdiction of Police Station Rajarhat, within the ambit of Chandpur Gram Panchayet, District- North 24 Parganas, wherein the classification of land is "Bastu".

SCHEDULE- V

(Details of Deed No. 00437 of 2020)

Sl. No.	Details of Registration	
		Registered Development Power of Attorney, Deed No. I-00437, dated 13 th January 2020, recorded in Book No. I, Volume No. 1523-2020, Pages from 28700 to 28726, being No. 152300437 for the year 2020, registered at the Office of ADSR at Rajarhat, District- North 24 Parganas.
1	Owner	Nagendra Nath Sikdar
2	Developer	M/s DHARITRI INFRAVENTURE PRIVATE LIMITED
	(representative)	SHRI VICKY SINGH & SMT DIPANWITA SAMANTA
3	Details of Property	Land Property admeasuring 46 Decimals, comprised in R.S./L.R. Dag No. 2673, comprised in L.R. Khatian No. 862/1, lying and situated at Mouza- Hudarait, J.L. No. 54, Touzi No. 172 & 173 under the jurisdiction of Police Station Rajarhat, within the ambit of Chandpur Gram Panchayet, District- North 24 Parganas, wherein the classification of land is "Bastu".


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Documents examined:

1. All the Registered Deeds mentioned above in Schedule I to Schedule V has been examined thoroughly and checked with the concerned Registrar Offices at District-south 24 Parganas.
2. Title search in respect of the said land properties based on the documents provided by the Purchasers herein mentioned at the Office of ADSR Bishnupur, and DSR-Iv at Alipore.
3. As per the documents perused and records made available to me at the offices of District Sub Registrar the said properties are free from encumbrances.
4. The properties are free hold properties and can be used accommodation of residential, and/ or commercial purposes whatsoever.

CERTIFICATE OF TITLE

I, Suman Paul Chowdhury, Advocate, have examined all the title deeds and documents relating to the properties mentioned on the basis of investigation and scrutiny of all the search conducted in the concerned offices for the last 30 years, I confirms that the chain of the title is complete and legally passed from person to person have/ has got clear, legal, valid, marketable, and title over the property as mentioned.

That the title documents mentioned in the chain of title were executed, stamped, and registered in accordance with the law.

Should you desire any further information and/ or clarification feel free to revert to me.

Suman Paul Chowdhury

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