

**Mousumi Paul**  
Advocate  
High Court, Calcutta.

Chamber:  
10, Old Post Office Street,  
Kolkata- 700026.

Dated: 09.09.2024

SUB: Non-Encumbrances Certificate and detailed Report on Title

Description of the Land:

ALL THAT piece and parcel of land measuring 34 Decimal be the same a little more or less lying and situated at Mouza Gopalpur, J.L. No. 2, Re. Sa. No. 140, Touzi no. 125/B/1, R.S./L.R. Dag No. 3217, L.R. Khatian Nos. 2296, 638, 169, 191/1, 1284, 2481, 850, 2244, P.S. Airport, Ward No. 6, District North 24 Parganas, within the ambit of Rajarhat Gopalpur Municipality.

Present owner of the aforesaid Land: -

Mini Construction Pvt. Ltd.

Searches made:

We have caused searching in the records available with the offices of the District Sub-Registrar at North 24 Parganas & Additional District Sub Registrar at Bidhannagar and Rajarhat for the period of 2010- 2024 and Registrar of Assurances at Kolkata for the period of 2010- 2024 as is maintained and made available. Connected entries i.e. being nos. 2506 of 2014, 2128 of 2014, 1958 of 2014 relating to Present property owner and predecessor-in-title of present owner title found during the search for the related period from 2010 to 2024. We have conducted search in respect of entries relating to land in Mouza Gopalpur R.S. & L.R. Dag no. 3217 for the period of 2010 to 2024. Entry found with Sale Deed Being no. 4154 of 2011 previous land owner as seller.

The searching report is available as on date of conducting search and the searching index are up to date from time to time and accordingly the Deed Nos. provided above as on date of conducting search.

My report is as follows: -

**Based upon the xerox copies of the supplied documents: -**

Whereas one Abdul Ohab Mandal sold, transferred and conveyed of all that piece and parcel of land admeasuring 6.2569 Decimals in R.S. & L.R. Dag no. 3217 unto and in favour of Mini Construction Pvt. Ltd. By a Sale Deed dated 28.07.2014 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 7, Pages 8307 to 8332, Being no. 2128 for the year 2014.

And whereas one Sk Mohiuddin Alias Md Mohiuddin, Abdul Rahaman, Abdul Hanan, Nazrul Islam, Jahanara Bibi, Raosnara Bibi, Anowara Bibi, Alauddin Mandal, Manirul Islam Mondal, Sirajul Islam Mandal, Rafikul Islam Mandal, Rabia Bibi, Altab Mondal, alias Alitaf Mandal, Anjumanoara Bibi, Khabiruddin Mandal, Jamaluddin Mandal, Sirajuddin Mondal, Ayub Mandal, Asraf Mandal, Ketab Ali Mondal, Hasem Ali Mondal, Kashem Al Mandal sold, transferred and conveyed of all that piece and parcel of land admeasuring 20.9431 Decimals in R.S. & L.R. Dag no. 3217 unto and in favour of Mini Construction Pvt. Ltd. By a Sale Deed dated 14.07.2014 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 7, Pages 4048 to 4092, Being no. 1958 for the year 2014.

And whereas one Abdul Malek Manal sold, transferred and conveyed of all that piece and parcel of land admeasuring 6.8 Decimals in R.S. & L.R. Dag no. 3217 unto and in favour of Mini Construction Pvt. Ltd. By a Sale Deed dated 26.08.2014 and the same was duly registered with the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD Volume no. 8, Pages 4899 to 4924, Being no. 2506 for the year 2014.

Certificate:

I hereby certified that the property owner Mini Construction Pvt. Ltd.'s title appears to be clear and marketable.

Mousemi Paul  
Signature of the Advocate