RESIDENCE
Nangi Sani Para,
Batanagar,
South 24 Parganas,
Kolkata-700140

(SEARCH REPORT ONLY)

RAJIV BHATTACHARYYA
Advocate
High Court, Kolkata,
Alipore Judge's Court &
Police Court,
Mob : 8420809716.
Date 17/10/2022.

" NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE "

Ref :- An area of land admeasuring about 3 cottahs 14 chittak 0 sq.ft. more or less with two storied pucca structure building standing thereon in total 1400 sq.ft. (700 sq.ft. + 700 sq.ft.each floor) K.M.C.Premises No. 43/6/31, Jheel Road, P.O.Dhakuria, P.S. Kasba now Garfa, Kolkata- 700 031 under the Ward No.92, Mouza-Salimpur, J.L.No.31, Khatian No.135,Dag No.298, under the A.D.S.R.Sealdah, Dist. South 24-Parganas & Mouza- Dhakuria, J.L.No.18,Dag No.1701, Khatian No. 806.

Present owner :- SRI BINOY KANTI BISWAS, son of Late Bijoy Gopal Biswas of 43/6/31,Jheel Road, P.O.Dhakuria, P.S. Kasba now P.S.Garfa, Kolkata- 700 031,South 24-Pgs.

I have caused done the necessary searches through S.R.Das in the Index-II, registration offices of the D.S.R. Alipur, D.S.R.-III Alipur, A.D.S.R. Sealdah and A.R.A. Kolkata respectively all offices upto-date for the years period from 1973 to 2022 in mannual and computer both records and also have inspected the K.M.C.record of right and mutation and all other relevant papers, documents in respect of the aforesaid reference property.

My Report is as follows :-

WHEREAS according to search of the registration official concerned and also asavailed papers, documents, deeds, etc. where my report is as follows :-

AND WHEREAS one Naba Krishna Pal purchased the reference land along with other lands through a deed in the Bengali year 1320 from Indian Emperor as per the law of land Acquisition in the

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(ADVOCATE)
Calcutta High Court
WB/221/2005

Advocate. contd...p/2

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year of said 1320 B.S. the land at Mouza- Salimpur, J.L.No.37, Khatian No. 135 , Dag No.298, being former C.M.C. No.43,Jhil Road now Jheel Road, P.S. former P.S.Tollygunge thereafter Jadavpur then Kasba now Garfa, former C.M.C. now K.M.C. Area, under A.D.S.R. forme S.R.O. Alipur now A.D.S.R.O.Sealdah, Dist. 24-Parganas now South 24-Parganas, The said ~~XXX~~ Naba Krishna Pal had died intestate on 1349 Bengalk calender year leaving behind four sons namely- (i) Gangadas Pal , (ii) Abhay Pada Pal, (iii) Krishna Das Pal & (iv) Bijoy Krishna Pal as only legal heir and/or successors-, who become joint owners of the such entire lands of deceased Naba Krishna Pal, thereafter for partition of respective lands one son Gangadas pal filed a Partition Suit before the Ld. 2nd Sub-Judge at Alipur vide Titlte Suit No. 79 of 1951.

AND WHEREAS during the pendency of trial, of aforesaid partition suit, the all persons became mutually settled as per settlement an affidavit on mutual filed on 12th July, 1951 and Ld.2nd Sub-Judge, Alipore on such basis of Affidavit on mutual judgement with final decree passed by Ld. Court on 12th July, 1951.

AND WHEREAS as aforesaid judgement and final decree the said Bijoy Krishna Pal became owner of sole and absolute owner of a plot of land measuring 3.35 Acres more or less said Mouza-Dhakuria and land area 1.67 Acres at Mouza- Salimpur, J.L.No.37,Khatian No.135,Dag No. 298 i.e. in total land 5.02 Acres more or less.

AND WHEREAS the said Bijoy Krishna Pal sold, transferred,conveyed a plot of land area 3 cottah 14 chittak 0 sq.ft.more or less Mouza-Salimpur, J.L.No.37, in Dag No.298, Khatian No.135 & Mouza-Dhakuria, to and unto one Sri Binoy Kanti Biswas (present owner hereon) and suc deed duly registered with the office of the Sub-Registrar of Alipur at Alipore in Book I,Volume No.96,Pages 212 to 219,Being No.4410 for the year 1973,free from encumbrances.

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AND WHEREAS as such the within named Developer taken steps and going on to obtain sanctioned building plan from the K.M.C. concerned official and going to steps for construction, development and made of residential building on the land consisting of several residential flat/s on and in the said proposed building .

AND the said Sri Binoy Kanti Biswas, the present owner after purchasing the land became owner absolutely of the land 3 cottahs 14 chittak 0 sq.ft. and mutated as recorde owner and duly made the aforesaid Development Agreement and going on to obtain sanction building plan from the K.M.C. for development, construction and made of the residential flat/s system building on the land and paid the relevant taxes upto-date.

I hereby certify that the above mentioned land of Sri Binoy Kanti Biswas is free from all sorts of encumbrances, charges, liabilities liens and lispendents, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land of premises is not under any Subjected to any restriction of Urban Land (Ceiling & Regulation) Act, 1976 and the same is not under any claim of the K.M.D.A. and the K.I.T. or the K.M.C. and any other authority and which is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

Rajiv Bhattacharyya
RAJIV BHATTACHARYYA
(ADVOCATE)
Calcutta High Court
WB/221/2005
Advocate.

Form No. 1556

[New Rule Form No. 19 (Appendix)-I)]

No. REGN BB 496311

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 30111
2. Date of application 12/10/22
3. Search for the year (s) 1973 - 2022
4. Name of office to which the record to be searched or inspected relates Dr. N. Ghosh & Sri Sealdah
5. Name of person or property to be searched PRL - 43/6/31,
6. Nature of document Deed of Sale
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) " P.S. Garfa
8. From whom received S. R. Das
9. Fees paid under Article — 60/-

F (1) (i)

F (2) (ii)

F (2)

Sub-Registrar of

SPL/Kolkata-56

No. 1556 [New Rule Form No. 19 (Appendix)-I)]

ATTACHARYYA
Advocate

No. REGN BB 317911

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application ..... 78811 .....
2. Date of application ..... 13/10/22 .....
3. Search for the year (s) ..... 1973-72 .....
4. Name of office to which the record to be searched or inspected relates ....
5. Name of person or property to be searched ....
6. Nature of document ....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 43/6/31 ..... Jhed Pl ....
8. From whom received ..... S. R. Dr .....
9. Fees paid under Article —

(1) (i) 30 2

(2) (ii)

(2)

..... Registrar of .....

Kata–56