

Ref:

Date: 24.09.2022

NON-ENCUMBRANCES CERTIFICATE & REPORT ON TITLE

Ref:- An area of land total measuring 33.33 Decimal all under Mouza- Barhans Fartabad, J.L. No. 47, R.S. Dag No.1242, R.S. Khatian No. 1645, Holding No. 684, Paschim Mahamayapur Road, Police Station- Sonarpur, Sub-Registry Office- Garia, under Ward No.- 28 of Rajpur Sonarpur Municipality in the District – 24 Parganas (South), Kolkata- 700084;

Present Landowners:- (1) GANGULY HOME SEARCH PRIVATE LIMITED (PAN: AADCG2860J), a company registered under the provisions of the Companies Act, 1956, having its registered office at 167, Garia Station Road, P.S.- Sonarpur, Kolkata- 700084, through its Director, SRI AMIT GANGULY, (PAN - AIEPG3746R) son of- Late Ranjit Ganguly, by faith- Hindu, by occupation- Business, residing at- 174, Garia Station Road, P.O.- Garia, P.S.- Sonarpur, Kolkata- 700084, (2)SRI TAPASH BHADURI, (PAN – AJWPB4316R) son of- Late Amaresh Chandra Bhaduri, by faith- Hindu, by occupation- Business, residing at- 74, Bidhan Pally, P.O.- Garia, P.S.- Bansdrani, Kolkata- 700084, & (3) LEAP INFRAPROJECTS LTD. (PAN: AACCL2563N), a company registered under Companies Act, 1956 having its registered office at – “Diamond Prestige”, Unit No. 611, 6th Floor, 41A, A.J.C. Bose Road, P.O. & P.S.- Shakespeare Sarani, Kolkata - 700017, represented by one of its represented by one of its Authorised Representative SRI AMIT KUMAR LAHOTI (PAN: AAZPL9590R) son of- Shyam Sundar Lahoti, by faith- Hindu, by occupation- Business, residing at- 36A, Garcha 1st Lane, Flat No. 5A, Onkur Tower, P.O. and P.S. – Gariahat, Kolkata – 700019, District – South 24 Parganas;

I have caused necessary searches in the Registrar of Assurances Office, Kolkata for last 6 years, District Registry Office, Alipore for last 29 years, District Sub-



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Registry - IV, Garia for last 6 years Additional District Sub- Registrar – Sonarpur, for the period of last 14 years, and have inspected the records and all other relevant documents in respect of the aforesaid property. The search receipts are enclosed herewith.

MY REPORT IS AS FOLLOWS:-

- A. One Alok Mitra, son of Sailendra Nath Mitra was recorded owner in respect of the land measuring about 40 decimal out of total 79 decimal in R.S. Dag no. 1242, R.S. Khatian no. 1645, Mouza- Barhans Fartabad.
- B. After the demise of said Alok Mitra and his wife Latika Mitra, their only son Amitava Mitra and six daughters namely 1) Jharna Basu, 2) Swapna Mitra, 3) Krishna Roy, 4) Ira Das, 5) Madhuchhanda Mitra and 6) SipraMitra jointly inherited the said land measuring about 40 decimal as per provisions of Hindu Succession Act, 1956.
- C. The said Sipra Mitra died unmarried on 23.01.2010 and her share in the said 40 decimal land was inherited by her brother and five sisters.
- D. Thus by virtue of law of inheritance as stated above the 5 daughters of Alok Mitra (since deceased) namely 1) Jharna Basu, 2) Swapna Mitra, 3) Krishna Roy, 4) Ira Das and 5) Madhuchhanda Mitra got the joint ownership of mutually and specifically demarcated 5/6th share of 40 decimal land which is equivalent to more or less 33.33 decimal land.
- E. The said 5 daughters of Alok Mitra (since deceased) by executing a General Power of Attorney appointed Sri Monoj Roy , son of Sri Dilip Roy , residing at Mahamayapur School Road, P.S.- Sonarpur, Kolkata-700084, as their lawful constituted attorney to deal with, transfer and handover possession of their said property to the intending Purchasers and to do

A. Chy.
Adv.

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other acts and deeds as mentioned in the said General Power of Attorney which was registered in the office of the A.D.S.R. Garia and recorded in Book No. 1629-2017, pages from 12931 to 12955 being no. 162900932 for the year 2017.

- F. The Landowners herein by virtue of a registered Deed of Sale purchased the said Land measuring 33.33 decimal within District - South 24 Parganas, P.S. – Narendrapur (erstwhile Sonarpur), ADSR – Garia (erstwhile Sonarpur), Mouza- Barhans Fartabad, J.L. No. 47, R.S. Dag No. 1242 under R.S. Khatian No. 1645, within the local limits of Rajpur-Sonarpur Municipality, Ward No.- 28, nearest to Paschim Mahamayapur Road, Kolkata – 700084, from 1) Jharna Basu, 2) Swapna Mitra, 3) Krishna Roy, 4) Ira Das and 5) Madhuchhanda Mitra (Vendors) and Shivam Meltech Pvt. Ltd. (Confirming Party) and the said Deed was registered in the office of the ADSR-Garia and recorded in Book No. 1, Volume No. 1629-2020, pages 165914 to 165961 Being Deed No. 162904728 for the year 2020;
- G. The Landowner no. 3 herein by virtue of the aforesaid Deed as Purchasers No. 2 of the said Deed, became the owner and in peaceful physical possession of the undivided land admeasuring approx. 16.665 Decimal and the Landowners no. 1& 2 herein as Purchasers no. 1 & 3 became the owners of rest land admeasuring approx. 16.665 Decimal.
- H. The Landowner no. 1 herein viz. Ganguly Home Search Private Limited as developer has developed adjacent plot of land in holding no. 684, Paschim Mahamayapur Road, by constructing a building complex thereon as Green Leaf-Phase I. The Landowners herein for the purpose of constructing a building on their 33.33 decimal lands as Green Leaf-Phase II have merged



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the land with the said Municipal Holding No.684 Paschim Mahamayapur.

- I. The Land Owners executed a Deed of Boundary Declaration on 22nd December, 2022 regarding the subject land and the said Deed was registered in the office of the ADSR-Garia and recorded in Book No. I, Volume No. 1629-2020, pages 166028 to 166040 Being Deed No.- 162904730 for the year 2020.
- J. The Land Owners decided to jointly develop the Project on the Project Land and the Rajpur Sonarpur Municipality has sanctioned a building plan bearing Sanction plan no.-155/REV/CV/28/67 dated 13.12.2021 for development of a residential project on the Project Land.

I hereby certify that the afore-mentioned land of present landowners is free from all sorts of encumbrances, charges, liabilities, liens, lispences, attachments of any kind whatsoever and the said land has an absolutely clear, free and marketable title.

I hereby also certify that the afore-mentioned land is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure: Search Receipts


ADVOCATE