

SANTANU ADHIKARY

B.A.LL.B, (Advocate)

Alipore Judges' & Criminal Court

Chamber & Resi:

Teghoria To Narendrapur St. Road,

Sonarpur, Kol-700150,

Ph. 8274938991 / 8910024498

E-mail - sansus1105@gmail.com

REPORT ON TITLE **AND** **NON ENCUMBRANCE SEARCH CERTIFICATE**

1. Name of the Owners:-

(1) **DR. CHANDA NAHA**, wife of Sri. Ashim Kumar Naha, & (2) **SRI. ASHIM KUMAR NAHA**, son of Sri. Satyendra Nath Naha, both are residing at I-23/1, B.P. Township, Dakshini - 2, Flat No. 910, P.O. - Panchasayar, P.S. - Patuli, Kolkata - 700094, District: South 24 Parganas.


2. Description of the Property:-

ALL THAT piece and parcel of the land measuring **5 Cottahs 10 Chittacks 20 Sq.Ft.** more or less, alongwith 400 Sq.Ft. structure thereon with tile shed and cemented floor situate and lying at Mouza - Barakhola, J.L. No. 21, under L.R. Dag No. 143, appertaining to L.R. Khatian No. 311& 312, being Municipal Premises **No. 1433, Mukundapur**, within the limits of the Kolkata Municipal Corporation, under **Ward No. 109**, Borough - XII, **P.S. - Purba Jadavpur**, P.O. - Mukundapur, **Kolkata - 700099**, under **District: South 24 Parganas**, having Assessee No. 31-109-07-1433-1.

3. History of Title:- It appears from the photocopy of documents that :

WHEREAS One Manotosh Kumar Lodh, son of Upendra Kumar Lodh purchased a piece of land measuring more or less **5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq.Ft.** being

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Scheme Plot No. 86, Collectorate Touzi No. 159 & 169, Pargana Khaspur, R.S. No. 40, lying at Mouza - Barakhola, J.L. No. 21, under Khatian No. 147, appertaining to Dag No. 143, under P.S. - Purba Jadavpur, District South 24 Parganas, through a registered Deed of Conveyance and after the said purchase he became sole and absolute owner of the said property and later on he gifted the entire property to his father Upendra Kumar Lodh by a registered Deed of Gift. And by virtue of the said Deed of Gift Sri. Upendra Nath Lodh, s/o Late Nishi Kumar Lodh became sole and absolute owner of this property.

AND WHEREAS Sri. Upendra Nath Lodh thereafter sold, transferred and conveyed in favour of **DR. CHANDA NAHA & ASHIM KUMAR NAHA ALL THAT** piece and parcel of land measuring about **5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq.Ft.** along with Kancha Structure roof tiles measuring 150 Sq.Ft. being Scheme Plot No. 86, Collectorate Touzi No. 159 & 169, Pargana Khaspur, R.S. No. 40, lying at Mouza - Barakhola, J.L. No. 21, under Khatian No. 147, appertaining to Dag No. 143, under P.S. - Purba Jadavpur, being K.M.C. Premises No. 1433 Mukundapur, within the limits of the K.M.C. Borough - XII, Ward No. 109, District South 24 Parganas, with all easements and appurtenances thereon, through a Deed of Sale dated 26/11/1997, which was registered in the Office of D.S.R. - III, Alipore at South 24 Parganas, and recorded in Book No. I, Volume No. 106, Pages From 257 to 268, **Being No. 4087 for the year, 1997.**

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AND WHEREAS the said Sri. Upendra Nath Lodh also execute a Deed of Declaration on dated 31/03/1998 for corrected position of the boundary measurement of the land and the said deed was dully registered in the office of D.S.R. - III, Alipore at South 24 Parganas, and recoded in Book No. I, Volume No. 72, Being No. 1197 for the year 1998.

AND WHEREAS by virtue of the said purchase **DR. CHANDA NAHA & ASHIM KUMAR NAHA** the Owners herein became sole, absolute and exclusive owner of the **ALL THAT** piece and parcel of **5 (Five) Cottahs 10 (Ten) Chittaks 20 (Twenty) Sq.Ft.** of land situated at Mouza - Barakhola, J.L. No. 21, Khatian No. 147, appertaining to Dag No. 143, P.S. Purba Jadavpur, District South 24- Parganas, being K.M.C. Premises No. 1433, Mukundapur, Ward No. 109, Borough - XII, having Assessee No: 311090714331 together with structure, which is free from all encumbrances, liens, lispence attachment etc., and has been possessing the same as her exclusive and absolute property without any objection and/or interference from anybody.

AND WHEREAS DR. CHANDA NAHA, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha the owner herein mutate the said property in the record book of the K.M.C. and the K.M.C. authority numbered the said **Premises as 1433, Mukundapur** and generated a new **Assessee No: 31-109-07-1433-1** in the name of the present owner details and began to enjoy the same by paying taxes thereto.

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4. DEVELOPMENT AGREEMENT:

Said Landowner, **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha entered into a Development Agreement, on dated 8th October, 2020 with **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, the Developer herein, for constructiong a multi-storied building on the said land, under some terms and condition mentioned in the said Development Agreement which was registered at the Office of the D.S.R. - V, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1630-2020, Pages From 79378 To 79416, **being No. 163002123 for the Year 2020.**

5. GENERAL POWER OF ATTORNEY:-

The said land owner **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha, execute a Development Power of Attorney after Registered Development Agreement dated 9th October, 2020 and registered in the office of D.S.R. - V, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1630-2020, Pages From 85292 to 85326, **being No. 163002265, for the year 2020**, appointing the said **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, as his Constituted Attorney.

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6. SUPPLEMENTARY DEVELOPMENT AGREEMENT:

Said Landowner, **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha also execute a Supplementary Development Agreement, on dated 8th October, 2021 with **M/S. RIA CONSTRUCTION**, its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, the Developer herein, for constructiong a multi-storied building on the said land, under some terms and condition mentioned in the said Development Agreement which was registered at the Office of the D.S.R. - V, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1630-2021, Pages From 161489 To 161523, being No. 163004271 for the Year 2021.

7. BOUNDARY DECLARATION FOR K.M.C:

Thereafter the said **DR. CHANDA NAHA**, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha, being represented by her constitute attorney **M/S. RIA CONSTRUCTION**, having PAN - **ALXPS1254N**, and its Registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, registered One Boundary Declaration for KMC, which was duly registered on dated 16th September, 2022 in the office of D.S.R. - II, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume

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No. 1602-2022, Pages From 442210 to 442223, being **No. 160212593**,
for the year 2022.

8. K.M.C. DEED OF GIFT (CORNER/SPLAYED):

DR. CHANDA NAHA, w/o Sri. Ashim Kumar Naha & **ASHIM KUMAR NAHA**, s/o Satyendra Nath Naha, being represented by her constitute attorney **M/S. RIA CONSTRUCTION**, registered Office at 579, Purbalok, Kalikapur, P.O. - Mukundapur, P.S. - Purba-Jadavpur, Kolkata - 700099 represented by its Sole Proprietor, **SRI. SANJAY KUMAR SINGH**, son of Sri Lal Deo Singh, also execute One Declaration (Common Passage), which was duly registered on dated 16th September, 2022 in the office of D.S.R. - II, Alipore, South 24 Parganas, and recorded in the Book No. I, Volume No. 1602-2022, Pages From 442195 to 442209, being **No. 160212594**, for the year 2022.

9. PLAN SANCTION:

With the intention of developing and commercially exploiting the said Property by constructing the said Building thereon and selling spaces therein (Flats/Garage/Shops), the Developer has got a building plan vide its **B.P. No. 2022120505**, dated 08.02.2023 for construction of a **G+IV** Storied Building over the said premises sanctioned by the Kolkata Municipality Corporation.

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10. CERTIFICATION:-

Under these circumstances, on verification of the photocopy of all documents and attached herewith the receipt copy of the registry office at S.R. & D.R. Alipore and A.D.S.R. Sealdah and A.R.A. Kolkata and also attached herewith the on line search from the Govt. Web-site and subject to verification of Original Deeds of Conveyance, and also subject to verification of all entries which has been attached herewith, the owner has got a marketable title to the said Property stated above and the said Property is free from all registered transactions and proceedings.

Date: 13.02.2023

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(Signature)
Alipore Judges' Court
& Police Court
Cal-27

No. REGN O233102

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 12202
 Date..... 13/2/23
 received from..... 2001-23
 In account of copy of Deed No..... R-1-101
 registered in Book No.....
 Volume No..... Page..... 1
 or the year-.....
 of the..... office.....
 Copying fee under Article.....
 G (a)..... w/o Sri Chand Naha
 G (b)..... Sri Ashim K. Naha
 Copying for preparing map or plan.....
 stamp paper (value).....
 cartridge paper..... sheets.....

Registrar of
 S. Ashikary
 24/



No. REGN 0233101

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 12201

Date..... 13/2/23

Received from..... 2001-23

In account of copy of Deed No..... R.P. Kal

Registered in Book No..... 4

Volume No..... Page..... sale

For the year-

Of the..... office

Copying fee under Article. Pre-1493, Mukundpur ~~sale~~

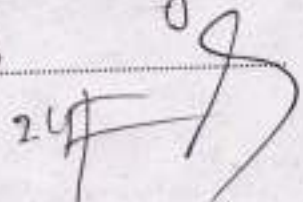
G (a).....

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... sheets 50 Adhikary

Registrar of 

24

No. REGN BB 152957

Receipt for Fees Deposited for Search or Inspection

Number of application..... 4552

Date of application..... 13/2/23

For the year (s)..... 2001 — 2022

Name of office to which the record to be searched or inspected relates.....

D.R. + SA Alipora

Name of person or property to be searched I- D.R. Chanda Naha

Description of document W/O Asst. Mkr. Naha & etc

Particulars of record to be inspected (year, number, book, volume and page in
of registered document).....

Name of person to whom received..... Santanu Adhikary

Section paid under Article — 481r



Registrar of.....

[Handwritten signature]

No. REGN BB 152958

Receipt for Fees Deposited for Search or Inspection

Number of application..... 4558
 Date of application 13/2/23
 for the year (s) 2001 - 2023
 Office of office to which the record to be searched or inspected relates
 DR + SR Alipore
 Name of person or property to be searched P.No - 1433 Mukundapur
 Number of document Kol-99- LR. Day - 143, LR.KA-311,212
 Number of records to be inspected (year, number, book, volume and page in
 of registered document)
 Form received Santanu Adhikary
 Fee paid under Article — 4815



Registrar of
(Signature)

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name**** For all computerized deeds****(*) marked items are mandatory**

First Name :

CHANDA

 Search Within Name

Last Name :

NAHA

Year :

2000

District Where Registered :

South 24-Parganas

Security Code:

A4P6E9

Z3S4R5

**Service Count: 2,88,06,008****No Record Found****Display**

**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name**** For all computerized deeds****(*) marked items are mandatory**

First Name :

CHANDA

 Search Within Name

Last Name :

NAHA

Year :

2000

District Where Registered :

Kolkata

Security Code:

W4Z3C4

A3Y5Q8

**Service Count: 2,88,06,195****No Record Found****Display**

Name & Address	Status & Transaction	Deed Details	View Property
<p>Chanda Naha Wife of Shri Ashim Kumar Naha</p> <p>District: South 24-Parganas, PS: Purba Jadabpur, Pin: 700094, State: West Bengal,, Country: India,</p>	<p>Status: Land Lord</p> <p>Transaction: [0110] Sale, Development Agreement or Construction agreement</p> <p>Deed Registered in: D.S.R. - V SOUTH 24-PARGANAS</p>	<p>Deed No: I-163002123/2020</p> <p>Volume No: 1630-2020, Page No: 79378 to 79416</p> <p>Date of Registration: 08/10/2020</p> <p>Date of Completion: 15/10/2020</p> <p>Date of Delivery: 05/11/2020</p> <p>Query No: 16302001273945/2020</p> <p>Serial No: 1630002239/2020</p>	<p>View</p>
<p>Chanda Naha Wife of Shri Ashim Kumar Naha</p> <p>District: South 24-Parganas, PS: Patuli, Pin: 700094, State: West Bengal,, Country: India,</p>	<p>Status: Principal</p> <p>Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement</p> <p>Deed Registered in: D.S.R. - V SOUTH 24-PARGANAS</p> <p>Remarks: This Deed is Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:</p>	<p>Deed No: I-163002265/2020</p> <p>Volume No: 1630-2020, Page No: 85292 to 85326</p> <p>Date of Registration: 03/11/2020</p> <p>Date of Completion: 13/11/2020</p> <p>Date of Delivery: 15/12/2020</p> <p>Query No: 16308001310599/2020</p> <p>Serial No: 1630002377/2020</p>	<p>View</p>

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Finance Department (<http://www.wbfin.nic.in/>)
Government of West Bengal

Property

Details View

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District : South 24-Parganas, PS : Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises : 1433, Road: MUKUNDA PUR, Ward : 109, Zone (E.M. Bye pass -- R.N. Tagore Hospital) Deed Registered in : D.S.R. - V SOUTH 24-PARGANAS	Property Type : Land Transaction : [0110] Sale, Development Agreement or Construction agreement	Khatian No : 00000/00	Area of Land: 9.32708340 decimal (5 Katha, 10 Chatak, 20 Sqft) Area of Structure : 400 Sq Ft	Deed No :- 163002123/2020 Volume :, Page : 79378 - 79416 Date of Registration: 08/10/2020 Date of Completion : 15/10/2020 Date of Delivery : 05/11/2020 Query No : 16302001273945/2020 Serial No : 1630002239/2020

Property

Details View

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District : South 24-Parganas, PS : Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises : 1433, Road: MUKUNDA PUR, Ward : 109, Zone (E.M. Bye pass -- R.N. Tagore Hospital) Deed Registered in : D.S.R. - V SOUTH 24-PARGANAS	Property Type : Land Transaction : [0138] Sale, Development Power of Attorney after Registered Development Agreement	Khatian No : 00000/00	Area of Land: 9.32708340 decimal (5 Katha, 10 Chatak, 20 Sqft) Area of Structure : 400 Sq Ft	Deed No : 1-163002265/2020 Volume : , Page : 85292 - 85326 Date of Registration: 03/11/2020 Date of Completion : 13/11/2020 Date of Delivery : 15/12/2020 Query No : 16308001310599/2020 Serial No : 1630002377/2020

Name & Address	Status & Transaction	Deed Details	View Property
CHANDA NAHA Wife of Shri ASHIM KUMAR NAHA District: South 24-Parganas, PS: Patuli, Pin: 700094, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: D.S.R. - V SOUTH 24-PARGANAS	Deed No: I-163004271/2021 Volume No: 1630-2021, Page No: 161489 to 161523 Date of Registration: 09/10/2021 Date of Completion: 24/11/2021 Query No: 16302001921656/2021 Serial No: 1630004329/2021	<input type="button" value="View"/>

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Land & Land Reforms (<http://banglarbhumi.gov.in/>)
www.banglarbhumi.gov.in/

SILPASATHI (<https://silpasathi.wb.gov.in/>)
 Ease of Doing Business
 Single Window Services for Business



india.gov.in (<http://india.gov.in/>)
 national portal of india

Site Map ([./site_map.aspx](http://www.wbregistration.gov.in/./site_map.aspx))

TOTAL VISITOR :
 (Since 25/05/2016)



(<https://www.facebook.com/enathikaranwb/>)



(<https://twitter.com/eNathikaran>)

Property

Details View

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District : South 24-Parganas, PS : Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises : 1433, Road: MUKUNDA PUR, Ward : 109, Zone (E.M. Bye pass -- R.N. Tagore Hospital) Deed Registered in : D.S.R. - V SOUTH 24-PARGANAS	Property Type : Land Transaction : [0110] Sale, Development Agreement or Construction agreement	Khatian No : 00000/00	Area of Land: 9.32708340 decimal (5 Katha, 10 Chatak, 20 Sqft) Area of Structure : 400 Sq Ft	Deed No : 1-163004271/2021 Volume : , Page : 161489 - 161523 Date of Registration: 09/10/2021 Date of Completion : 24/11/2021 Query No : 16302001921656/2021 Serial No : 1630004329/2021

Name & Address	Status & Transaction	Deed Details	View Property
<p>Ashim Kumar Naha Son of Mr Satyendra Nath Naha</p> <p>District: South 24- Parganas, PS: Patuli, Pin: 700094, State: West Bengal,, Country: India,</p>	<p>Status: Declarant Transaction: [0901] Declaration, Declaration relating to immovable property Deed Registered In: D.S.R. -I I SOUTH 24- PARGANAS</p>	<p>Deed No: I- 160212593/2022 Volume No: 1602- 2022, Page No: 442210 to 442223 Date of Registration: 16/09/2022 Date of Completion: 16/09/2022</p> <p>Query No: 16022002766918/2022 Serial No: 1602012594/2022</p>	<p>View</p>
<p>Ashim Kumar Naha Son of Mr Satyendra Nath Naha</p> <p>District: South 24- Parganas, PS: Patuli, Pin: 700094, State: West Bengal,, Country: India,</p>	<p>Status: Donor Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases) Deed Registered In: D.S.R. -I I SOUTH 24- PARGANAS</p>	<p>Deed No: I- 160212594/2022 Volume No: 1602- 2022, Page No: 442195 to 442209 Date of Registration: 16/09/2022 Date of Completion: 16/09/2022</p> <p>Query No: 16022002772845/2022 Serial No: 1602012593/2022</p>	<p>View</p>

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Land & Land Reforms (<http://banglarbhumi.gov.in/>)
WWW.BANGLARBHUMI.GOV.IN

SILPASATHI (<https://silpasathi.wb.gov.in/>)
Ease of Doing Business
Single Window Services for Business

Property**Details View**

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District : South 24- Parganas,PS :Purba Jadabpur,Municipality: KOLKATA MUNICIPAL CORPORATION,Premises :1433,Road: MUKUNDA PUR, Ward :109, Zone(E.M. Bye pass -- R.N. Tagore Hospital) Deed Registered in :D.S.R. -J I SOUTH 24- PARGANAS	Property Type : Land Transaction : [0901] Declaration, Declaration relating to immovable property	Khatian No :00000/00	Area of Land: 9.32708340 decimal (5 Katha,10 Chatak,20 Sqft)	Deed No :- 160212593/2022 Volumne :, Page :442210 - 442223 Date of Registration:16/09/2022 Date of Completion :16/09/2022 Query No :16022002766918/2022 Serial No :1602012594/2022

Property

Details View

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details
District : South 24- Parganas, PS : Purba Jadabpur, Municipality: KOLKATA MUNICIPAL CORPORATION, Premises :1433, Road: MUKUNDA PUR, Ward :109, Zone(E.M. Bye pass -- R.N. Tagore Hospital) Deed Registered in :D.S.R. -II SOUTH 24- PARGANAS	Property Type : Land Transaction : [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Khatian No :00000/00	Area of Land: 0.06829177 decimal (29.8 Sqft)	Deed No :- 160212594/2022 Volume :, Page :442195 - 442209 Date of Registration:16/09/2022 Date of Completion :16/09/2022 Query No :16022002772845/2022 Serial No :1602012593/2022