

To,
M/s. Bholenath Developers & Construction
32, Armenian Street,
Kolkata - 700001

Dated: 21-01-2021

Non Encumbrance search Report on Title Deed

Sub: Search report of **ALL THAT** partly Two storied Building and partly Three storied brick built house thereon the **ALL THAT** Piece and Parcel of land measuring about 2 Cottahs 15 Chittacks 20 sq.ft. be the same a little more or less lying and situate at Premises No. 8, Ashutosh Dey Lane, Kolkata – 700 006 under previous P.S. Jorasanko now under Police Station- Girish Park under Ward No. 26, within the local limits of Kolkata Municipal Corporation.

Dear Sir,

Description of the property:-

ALL THAT Two storied Building and partly Three storied brick built house thereon the **ALL THAT** Piece and Parcel of land measuring about 2 Cottahs 15 Chittacks 20 sq.ft. be the same a little more or less lying and situate at Premises No. 8, Ashutosh Dey Lane, Kolkata – 700 006 under previous P.S. Jorasanko now under Police Station- Girish Park, under Ward No. 26 within the local limits of Kolkata Municipal Corporation.

Documents Scrutinized: -

1. Photocopy of Deed of Conveyance dated 22-03-2002 executed between Sri Piyush Kumar Bhagat (Vendor) AND (1) Sri Ramesh Prasad Singhanian, (2) Smt. Sudha Singhanian, (3) Sri Rajat Kumar Singhanian and Master Nilesh Kumar Singhanian, represented by his natural guardian father Sri Ramesh Prasad Singhanian (Purchasers). The said deed was duly registered in the office of A.R.A. Calcutta and recorded in Book No. I Volume No. 1, Pages from 1 to 21 being No. 02427 for the year 2003.



Flow of the Title:-

That by virtue of a Deed of Gift dated 08-03-1972 said Sri Prahlad Rai Bhagat gifted, transferred, assigned and assured the said property unto and in favour of his grandson Master Piyush Kumar Bhagat represented by his natural Guardian father Sri Nirmal Kumar Bhagat and the said Deed was duly registered in the office of R.A. Calcutta and recorded in Book No. I, Volume No. 29, Pages from 169 to 175 being No. 1471 for the year 1972.

That about fifty years ago the said property was let out to one Smt. Sabitri Devi Singhania for a monthly rent of Rs. 700/- with effect from August, 2001.

That by virtue of a Deed of Conveyance dated 22-03-2002 said Sri Piyush Kumar Bhagat sold, transferred, conveyed, assigned and assured the said property unto and in favour of Sri Ramesh Prasad Singhania, Smt. Sudha Singhania, Sri Rajat Kumar Singhania and Master Nilesh Kumar Singhania, represented by his natural guardian father Sri Ramesh Prasad Singhania. The said deed was duly registered in the office of A.R.A. Calcutta and recorded in Book No. I, Volume No. 1, Pages from 1 to 21 being No. 02427 for the year 2003.

That the said Sri Ramesh Prasad Singhania, Smt. Sudha Singhania, Sri Rajat Kumar Singhania and Master Nilesh Kumar Singhania while seized, possessed and otherwise well and sufficiently entitled to and enjoyed the said property as absolute joint owners duly mutated the said property in their names in the records of Kolkata Municipal Corporation under Assessee No. 11-026-03-0009-0 in respect of Premises No. 8, Ashutosh Dey Lane, Kolkata – 700 006 under Ward No. 26 and paid taxes thereon up to the 4th Quarter of 2019-2020.

Encumbrance Certificate for the period of 91 years (1930-2021):-

I have caused necessary searches by our regular searcher T. Roy in the office of A.R.A. Kolkata vide receipt No. REGN AA 363239 for period 1972 to 2021 and also caused necessary online searches in the office of Additional Registrar of Assurances, Kolkata for the period from 1972 to 2021, the said property is free from all encumbrances, charges of any kind whatsoever and no entries had been ascertained as per the available records of the department.

Observation:

1. The chain of title of the property has been traced out since 1972 and the chain of title has been derived on the basis of the photocopy of the documents submitted and the representations made therein and the originals were not verified.
2. All original documents should be verified before disbursement.
3. Inspection of property should be done and sanctioned building plan should be verified by the valuer.



4. 13 years of title Deeds has been provided to us as the title flow has been coming from the Ramesh Prasad Singhania and Smt. Sudha Singhania, Rajat Kumar Singhania (~~Minor~~), Nilesh Kumar Singhania (Minor), represented by their father and natural Guardian RAMESH PRASAD SINGHANIA) by virtue of Inednture of Conveyance being No. 02427 for the year 2003.
5. NOC from the existing Tenant of the said premises.

All the papers and documents are returned herewith.

Regards



S.G. Associates
Solicitors & Advocates