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Date:

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT
ON TITLE

Ref:- An area of land measuring an area of about 7 (Seven) Cotthas 4 (Four) Chittakbe the same a little more or less lying and situated in District South 24-Parganas, P.S.- Narendrapur, Additional Sub-Registry office Garia, Touzi No. 109, J. L. No. 47, Mouza- Barhas Fartabad, R.S. Dag No. 374, R.S. Khatian No. 160 and 731, Rajpur-Sonarpur Municipality, Holding No. 391, Garia Gardens, Kolkata – 700084, Ward No. 29.

PRESENT LAND OWNERS:-

SMT. IVA DAS alias SMT. IBHA DAS (PAN AUIPD5180E) (Aadhaar No. 9270 2067 0564), wife of- Late Dharmadas Das, by faith-Hindu, by occupation- House Wife, residing at 391, Garia Gardens, P.S. – Narendrapur (erstwhile Sonarpur), P.O. - Garia, Kolkata- 700084, District – South 24 Parganas.

I have caused necessary searches in the following:-

Office of the Additional District Sub. Registry Office at Sonarpur for the last 15 (Fifteen) years from the year 2008 to the year 2023;

Office of the DSR- IV at Alipore for the last 20 (Twenty) years from the year 2003 to the year 2023;

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Office of the ARA-I, Kolkata for the last 20 (Twenty) years from the year 2003 to the year 2023;

And I have inspected the records and all other relevant available documents in respect of the aforesaid property;

Based on the aforementioned, **MY REPORT IS AS FOLLOWS:-**

1. That, Panchu Gopal Sardar, son of late Abhay Chandra Sardar was the R.S. recorded owner of the land measuring 19 decimal in R.S. Khatian No. 160 and 731, R.S. Dag No. 374, Mouza – Barhans Fartabad.
2. The said Panchu Gopal Sardar sold transferred and Conveyed the 14 decimal Land from the said R.S Dag No. 374 recorded in R.S. Khatian No. 731 and 160 to Smt. Chitra Lekha Chakraborty & Sri Rathindra Nath Chakraborty by Sale Deed Registered before District Registrar, Alipore, Being No. 3169, recorded in Book No I, Volume 72, Pages 145 to 152 for the year 1974.
3. That after purchasing the said land Smt. Chitra Lekha Chakraborty & Sri Rathindra Nath Chakraborty due to their urgent need of money, they sold the said Plot of Land to Smt. Eva Das (the Landowner herein) on 05-11-1979 registered before Alipore District Registrar Office and recorded in Book- I, Volume- 146, Pages- 169-177, Being No.- 6027, for the year 1979.

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4. That the Landowner herein while possessing her said landed property mentioned in the Schedule-A hereunder duly mutated her name in the Rajpur-Sonarpur municipality bearing Holding No. 391, Garia Gardens, Kolkata – 700084, Ward No. 29.
5. The Landowner herein being desirous of constructing a multi-storied building upon their said land, approached the Developer herein who agreed to construct the same and they entered into a Registered Development Agreement coupled with Development Power of Attorney dated 28.09.2022, which was duly registered before the Office of DSR – III, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2022, Pages from 508511 to 508558, being No. 160315738 for the year 2022 and subsequently the Rajpur-Sonarpur Municipality sanctioned the building plan being No.- 172/CB/29/123 dated 26.04.2023 for development of a residential project upon the said Land.

I do hereby certify that the above-mentioned lands of the present Landowners are free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

Enclosure:- Search Receipts.

ADVOCATE