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Dated : 02.02.2024

NO ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Re : All that piece and parcel of a Rayati land measuring an area of 04 (Four) Cottahs 02 (Two) Chittacks 11.843 (Eleven point Eight four three) Sq.ft. corresponding to 277.020 Sq.mtr. situate in Mouza – Madurdaha, J.L. No.12, in R.S. Dag No.455, under R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.901, known as K.M.C. Premises No.1915, Madurdah, Ward No.108, Assessee No.31-108-05-4028-4, under P.S. Anandapur, Kolkata – 700 107, District – South 24-Parganas.

PRESENT OWNER:

MESSRS OASIS TRADING CORPORATION, a proprietorship Firm having its Business office at 248D, Banku Behari Chatterjee Road, Kolkata – 700042, represented by its sole Proprietress **SMT. SHARMISTHA PAUL**, wife of Sri Prabir Paul, residing at 783, Anandapur, URBANA, Tower-6, Flat No.2404, P.O. EKTP, P.S. Anandapur, Kolkata – 700107.

I have caused the necessary searches the above mentioned property in the office of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2010 to 02.02.2024 and I have gone through the Title Deed, Link Deed, BLLRO Record, K.M.C. Record etc. My search report is as follows :-

AND WHEREAS one Guiram Pramanik alias Pranab Kumar Pramanik, son of Late Fakir Chand Pramanik, was the absolute owner of a big plot of land situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, and during Revisional Settlement Operation the name of the said Guiram Pramanik alias Pranab Kumar Pramanik was published and recorded in the R.S. Record of Right in the said Mouza – Madurdaha, J.L. No.12, **R.S. Dag No.455, under present R.S. Khatian No.187.**

AND WHEREAS by virtue of a registered Deed of Sale dated 09.06.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.1, Volume No.87, at Pages 194 to 200, Being No.5000, for the year 1962, said Guiram Pramanik alias Pranab Kumar Pramanik and his mother namely Smt. Barada Moni Dasi, wife of Late Fakir Chand Pramanik jointly sold


Advocate

transferred, conveyed, assigned and granted the aforesaid demarcated Land measuring an area of 10 (Ten) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of one Smt. Nirupam Maitra, wife of Dharendra Nath Maitra, residing at D-10 CIT Building, Rajendra Mallick Street, Kolkata – 700007 for a valuable condieration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.09.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.148, at Pages 151 to 154, Deed No.8350, for the year 1962, said Smt. Nirupam Maitra sold, transferred, conveyed, assigned and granted part of the Land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Smt. Binoybati Parshan, wife of Sri Mohanlal Parshan and Smt. Bimal Kumar Parshan, wife of Sri Sohan Lal Parshan, both of residing at 16/C, Asutosh Mukherjee Road, P.S. Bhawanipore, Kolkata – 700025.

AND WHEREAS by virtue of a registered Deed of Sale dated 01.08.1975, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Deed No.3993, for the year 1975, said Smt. Binoybati Parshan and Smt. Bimal Kumar Parshan, jointly sold, transferred, conveyed, assigned and granted their entire purchased plot of Land measuring an area of 02 (Two) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Sri Rathindra Nath Chakraborty and Sri Ranendra Nath Chakraborty, both son of Sri Ajay Nath Chakraborty for a valuable consideration as mentioned therein and each having undivided ½ share of the total land area.

AND WHEREAS by virtue of a registered Deed of Sale dated 28.08.1995, registered in the Office of the District-Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.16, at Pages 444 to 455, Deed No.783, for the year 1996, said Sri Rathindranath Chakraborty, sold, transferred, conveyed, assigned and granted his undivided ½ share of the land measuring an area of 01 (One) Bigha comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Smt. Chandrabali Khan, wife of Sri Debudas Khan and Miss. Purnima Khan, daughter of Sri Debudas Khan, both of residing at Kalikapore, P.S. Kasba, Kolkata – 700078.

AND WHEREAS now the said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, are the joint owners of the entire plot of land measuring an area of 02 (Two) Bighas comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12.

AND WHEREAS said Sri Ranendranath Chakraborty has given one registered General Power of Attorney registered at SR Alipore vide Deed No.3671 for the year 1995 in favour of one Sri Debudas Khan, son of Late Mohanta Khan, for sell of his undivided ½ share of the land measuring an area of 01 (One) Bigha comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12 to the intending purchasers/Purchaser.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 27.06.1996, registered in the Office of A.D.S.R. Seldaha and entered into Book No. 1, Volume No.50, at Pages 63 to 78, Deed No. 1984 for the year 1996 said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted a Plot of net land measuring land area of **02 (Two) Cottahs 08 (Eight) Chittacks** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of **Mrs. Prabhjot Kaur Gosal alias Prabhjot Kaur**, wife of Jasvinder Singh, daughter of Avtar Singh Grewal, residing at 2A, Madhab Chatterjee Street, P.S. Bhawanipore, Kolkata – 700020 for a valuable consideration.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.09.1962, registered in the Office of the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.148, at Pages 147 to 150, Deed No.8349, for the year 1962 said Smt. Nirupam Maitra, further sold, transferred, conveyed, assigned and granted part of the Land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, in favour of Kushal Chand Bachhawat, since deceased son of Late Indra Chandra Bachhawat.

AND WHEREAS said Kushal Chand Bachhawat, died intestate leaving behind his wife namely Smt. Namita Bachhwat and two sons namely Sudip Bachhawat and Sumit Bachhawat, inherited the above mentioned plot of land measuring an area of 02 (Two) Bighas out of her total purchased land comprising in R.S. Dag No.455, under R.S. Khatian No.187, of Mouza – Madurdaha, J.L. No.12, as per Hindu Succession Act, 1956.

AND WHEREAS said Smt. Namita Bachhwat, Sudip Bachhawat and Sumit Bachhawat, have given one registered General Power of Attorney in favour of one Smt. Kakali Ghosh, wife of Sri Shailendra Nath Ghosh, of 112/6, Beliaghata Main Road, Kolkata – 700010..

AND WHEREAS by virtue of a registered Deed of Conveyance dated 21.02.2007, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1, CD Volume No.16, at Pages 7187 to 7198, Deed No. 6622 for the year 2008 said Smt. Namita Bachhwat, Sudip Bachhawat and Sumit Bachhawat, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted one small plot of land measuring an area of **07 (Seven) Chittacks 12 (twelve) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of said **Mrs. Prabhjot Kaur Gosal alias Prabhjot Kaur**, for a valuable consideration and this plot of land is the adjacent plot of land previous purchased land.

AND WHEREAS by virtue of two separate registered Deed of Sale said **Mrs. Prabhjot Kaur Gosal alias Prabhjot Kaur**, purchased the total land area measuring **02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS in the mean time L.R. Operation has been done in Madurdaha area and the plot of land has been recorded and published in L.R. Record of Right vide L.R. Dag No.455 of Mouza - Madurdaha, J.L. No.12.

AND WHEREAS said **Mrs. Prabhjot Kaur Gosal alias Prabhjot Kaur**, mutated and recorded her land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.886 of L.R. Dag No.455 of Mouza-Madurdaha, J.L. No.12.

AND WHEREAS said **Mrs. Prabhjot Kaur Gosal alias Prabhjot Kaur**, recorded her name in the record of the KMC known as **KMC Premises No.1915, Madurdaha, within the KMC Ward No.108**, Assessee No.31-108-05-4028-4, within the P.S. Anandapur, Kolkata – 700108 in respect of her entire purchased plot of land.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Volume No.1603-2022, at pages 230362 to 230390, Deed No.160306476 for the year 2022 said **Mrs. Prabhjot Kaur Gosal alias Prabhjot Kaur**, sold, conveyed, transferred the entire plot of land measuring an area of **02 (Two) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.886, known as KMC Premises No.1915, Madurdaha, within the KMC Ward No.108**, Assessee No.31-108-05-4028-4, within the P.S. Anandapur, Kolkata – 700108, in favor of the present LAND OWNER herein.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 27.06.1996, registered in the Office of A.D.S.R. Seldaha and entered into Book No. 1, Volume No.47, at Pages 386 to 399, Deed No. 1979 for the year 1996 said Smt. Chandrabali Khan, Miss. Purnima Khan and Sri Ranendranath Chakraborty, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted a Plot of net land measuring land area of **04 (Four) Cottahs 03 (Three) Chittacks** more or less situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, within the KMC Ward No.108, in favour of Mr. Amarjit Singh, son of Late Buta Singh @Boota Singh, residing at 13E, Girindra Sekar Bose Road, P.O. Tiljala, P.S. Kasba, Kolkata – 700039 and his another two brother namely Sri Shamsher

Singh and Sri Sukhpal Singh for a valuable consideration as mentioned therein and each having undivided 1/3rd share of the total property.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 21.02.2007, registered in the Office of D.S.R. III, Alipore and entered into Book No. 1, CD Volume No.16, at Pages 8000 to 8012, Deed No.06621 for the year 2008 said Smt. Namita Bachhawat, Sudip Bachhawat and Sumit Bachhawat, due to their valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted one small plot of land measuring an area of **10 (Ten) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998,** comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187,** within the KMC Ward No.108, in favour of the **said Mr. Amarjit Singh,** adjacent of the previous plot of land and thereafter **said Mr. Amarjit Singh,** recorded his land in the record of the KMC known as KMC Premises No.1916, Madurdaha, within the KMC Ward No.108, Kolkata - 700107.

AND WHEREAS by virtue of a registered Deed of Gift dated 13.10.2020, registered in the Office of D.S.R. II, Alipore and entered into Book No. 1, Volume No.1602-2020, at Pages 219992 to 220020, Deed No.160205610 for the year 2020 said Sri Shamsher Singh and Sri Sukhpal Singh, donated their undivided 2/3rd share of the entire plot of land measuring an area of 02 (Two) Cottahs 12 (twelve) Chittacks 30 (Thirty) Sq.ft. out of entire plot of land measuring **04 (Four) Cottahs 03 (Three) Chittacks** more or less togetherwith tile shed situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998,** comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187,** within the KMC Ward No.108, in favour of their brother namely **said Mr. Amarjit Singh,** and thereafter **said Mr. Amarjit Singh,** herein recorded his entire plot of land measuring **04 (Four) Cottahs 03 (Three) Chittacks** more or less in the record of the KMC known as KMC Premises No.1912, Madurdaha, within the KMC Ward No.108, Kolkata - 700107.

AND WHEREAS by virtue of two separate registered Deed of Sale and also by virtue of a registered Deed of Gift **said Mr. Amarjit Singh,** is the absolute owner of the entire plot of land measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less

situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS in the mean time L.R. Operation has been done in Madurdaha area and the plot of land has been recorded and published in L.R. Record of Right vide L.R. Dag No.455 of Mouza - Madurdaha, J.L. No.12.

AND WHEREAS said Mr. Amarjit Singh, mutated and recorded his land in the record of the Ld. B.L. & L.R.O. from Kolkata vide L.R. Khatian No.888 of L.R. Dag No.455 of Mouza-Madurdaha, J.L. No.12.

AND WHEREAS said Mr. Amarjit Singh, recorded his entire plot of land in the record of the KMC known as **KMC Premises No.1912, Madurdaha, within the KMC Ward No.108**, Assessee No.31-108-05-4027-2, within the P.S. Anandapur, Kolkata – 700108 in respect of his entire purchased plot of land.

AND WHEREAS now the said Mr. Amarjit Singh, is the absolute owner of the said plot of land measuring an area of **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **1487 (One thousand four hundred and eighty seven) Sq.ft.** more or less standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187**, corresponding to **L.R. Dag No.455, under L.R. Khatian No.888**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1912, Madurdah**, Assessee No.31-108-05-4027-2, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS by virtue of a registered Deed of Sale dated 29.04.2022, registered at D.S..R IV, Alipore and recorded into Book No.I, Volume No.1603-2022, at Pages 230457 to 230487, Deed No.1603006477 for the year 2022, the land Owner herein purchased another one adjacent plot

of land from the Northern side of the entire plot of land of the said said Mr. Amarjit Singh, measuring an area of **01 (One) Cottah 03 (Three) Chittacks 00 (Zero) Sq.ft. more or less** out of his entire purchased plot of land measuring **04 (Four) Cottahs 13 (Thirteen) Chittacks 7.8 (Seven point eight) Sq.ft. more or less** together with one tile shed structure measuring an area of **360 (Three hundred and sixty) Sq.ft. more or less** out of entire tile shed area measuring **1487 (One thousand four hundred and eighty seven) Sq.ft. more or less** situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in **C.S. Dag No.448**, under **C.S. Khatian No.133**, corresponding to **R.S. Dag No.455**, under present **R.S. Khatian No.187**, corresponding to **L.R. Dag No.455**, under **L.R. Khatian No.888**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, part of the **K.M.C. Premises No.1912, Madurdah, P.S. Anandapur, Kolkata – 700 107**, from the said Mr. Amarjit Singh.

AND WHEREAS by virtue of registered Deed of Sale the present **LAND OWNER** herein purchased the total land area measuring **04 (Four) Cottahs 02 (Two) Chittacks 11.843 (Eleven point Eight four three) Sq.ft. corresponding to 277.020 Sq.mtr.** within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1915, Madurdah, under P.S. Anandapur, Kolkata – 700 107**, situate in **Mouza – Madurdaha, J.L. No.12**, in **R.S. Dag No.455**, under **R.S. Khatian No.187**, corresponding to **L.R. Dag No.455**, under **L.R. Khatian No.901**.

AND WHEREAS thereafter the present land Owner herein recorded its land in the record of the **BLLRO vide L.R. Khatian No.901**, of **L.R. Dag No.455**, of **Mouza – Madurdaha, J.L. No.12** and thereafter converted its land from Beel to Bastu vide Conversion Case No.679-681/2022 (Memo No.51A(c)679-681/9301/P/22 dated 25.08.2022).

AND WHEREAS thus the present **OWNER** herein becomes the absolute owner of the said plot of land measuring net land area of **04 (Four) Cottahs 02 (Two) Chittacks 11.843 (Eleven point Eight four three) Sq.ft. corresponding to 277.020 Sq.mtr.** situate in **Mouza – Madurdaha, J.L. No.12**, in **R.S. Dag No.455**, under **R.S. Khatian No.187**, corresponding to **L.R. Dag No.455**, under **L.R. Khatian No.901**, known as **K.M.C. Premises No.1915, Madurdah, Ward**

No.108, Assessee No.31-108-05-4028-4, under P.S. Anandapur, Kolkata – 700 107, District – South
24-Parganas.

During investigations the available records from 2010 to 02.02.2024 in the office of D.R.
Alipore and A.D.S.R. Sealdaha and R.A. Kolkata no adverse entry is found in respect of the above
mentioned property.

I hereby certify that the above mentioned property of **MESSRS OASIS TRADING
CORPORATION**, is free from all sorts of encumbrances, charges, liabilities, lives 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 property is not subjected to any restriction of
Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and
the CIT and any other authority and is fit for the equitable mortgage.

Two search Receipt Nos. REGN-BB-522019 dated 24.01.2024 issued by D.R. Alipore and
also REGN-BB-266123 dated 25.01.2024 issued by R.A. Kolkata are enclosed herewith.


(SOMESH MISHRA)
ADVOCATE

SOMESH MISHRA
ADVOCATE
HIGH COURT CALCUTTA
69/1, BAGHAJATIN PLACE
KOLKATA 700086
Enrol No. F/985/2008

No. REGN BB 522019

for Fees Deposited for Search or Inspection

Number of application..... 2419

Date of application 24/1/24

Search for the year (s) 2010-2024

Name of office to which the record to be searched or inspected relates
DR + Sealdah

Name of person or property to be searched

Nature of document 4915 Madur dake

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

Name of person from whom received S. Misra

Fees paid under Article — 324

(i)

(ii)

..... Registrar of



No. REGN BB 266123

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 543

2. Date of application 15/11/23

3. Search for the year (s) 2023-24

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

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) 1915 Madhurabahu

8. From whom received S. Misra

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

100/-

Registrar of