

Kamini Singh
Advocate
High Court, Calcutta

Chamber.
27, Christopher Road -Kolkata-700048

Date-12.05.2023

SUB: Non-Encumbrances Certificate and detailed Report on Title

Searches made:

I have caused necessary searches through searcher M.SETH in the records available with the office of the Additional District Sub- Registrar at Cossipore DumDum for the period of 2010-2015, Additional District Sub Registrar-Belghoria for the periods- 2015-2023, and Registrar of Assurance at Kolkata for the period of 2015-2023.

My report:

Based upon the search conducted by me as aforesaid with the said various authorities and having perusal of the records pertaining to the said property i.e. the Deeds, documents and papers relating to the title thereof my report is as follow

Present owner/s of the said property:

M/s. Aatreyee Nirman (P) Ltd.

Description of Property

ALL THAT piece and parcel of land measuring about 1 Bigha 9 Cottahs 28.8 Sq. ft. together with structure standing thereon lying and situate at Mouza-Uttar Nimta, J.L. no. 2, R.S. no. 102, Touzi nos.172 and 174 comprised in C.S. & R.S. Dag nos. 8222 and 8227 under C.S. & R.S. Khatian nos. 935, 1448 and 1449, R.S. Khatian nos. 2335 and 2728, being Holding no. 105(68/1), M.B. Road (previous Holding no. 68(60), Dr. S.C. Roy Sarani), Ward no. 12(Old-11), within the limits of the North Dum Dum Municipality, P.S.-Nimta, Kolkata- 700051.

DEVOLUTION OF TITLE

Whereas one Mohan Lal Saha through his natural guardian purchased a piece and parcel of land measuring about 1 Bigha 08 Cottahs 10 1/2 Chittaks but as per physical measurement 1 Bigha 9 Cottahs 28.8 Sq. ft. from M/s Associated Building Society Ltd. by way of a Sale Deed dated 08.11.1950, duly registered with the office of the Sub Registrar of Cossipore Dum Dum and recorded in Book no.I, Volume no.65, Pages 71 to 75, Being no.4001 for the year 1950.

Kamini Singh
F/1414/2003

And whereas said Mohan Lal Saha died intestate leaving behind his wife Lailee Saha, one son Vikram Saha and one daughter Monali Das as his legal heiresses and heir who jointly inherited the aforesaid land measuring about 1 Bigha 9 Cottahs 28.8 Sq. ft. left by deceased Mohan Lal Saha.

And whereas said Vikram Saha executed a Power of Attorney dated 19.09.2012 and appointed his mother Lailee Saha as his constituted attorney in respect to his respective undivided share of the aforesaid property and the same was duly registered with the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book no.IV, CD Volume no.9, Pages 426 to 434, Being no. 5683 for the year 2012.

And whereas said Monali Das executed a Power of Attorney dated 17.08.2012 and appointed her mother Lailee Saha as her constituted attorney in respect to her respective undivided share of the aforesaid property and the same was duly registered with the office of the Additional Registrar of Assurances-III, Kolkata and recorded in Book no.IV, CD Volume no.8, Pages 705 to 713, Being no. 4987 for the year 2012.

And whereas said Lailee Saha for self and on behalf of Vikram Saha and Monali Das sold, transferred and conveyed a part of land measuring about 23 Cottahs together with structure standing thereon unto and in favour of M/s Aatreyee Nirman Pvt. Ltd. by way of a Sale Deed dated 17.07.2013 and the same was duly registered with the office of the Additional District Sub Registrar of Cossipore Dum Dum and recorded in Book no.I, CD Volume no.17, Pages 8035 to 8051, Being no.7039 for the year 2013.

And whereas said Lailee Saha for self and on behalf of Vikram Saha and Monali Das sold, transferred and conveyed rest part of land measuring about 6 Cottahs 28.8 Sq. ft. together with structure standing thereon unto and in favour of M/s Aatreyee Nirman Pvt. Ltd. by way of a Sale Deed dated 17.07.2013 and the same was duly registered with the office of the Additional District Sub Registrar of Cossipore Dum Dum and recorded in Book no.I, CD Volume no.18, Pages 4085 to 4100, Being no.7036 for the year 2013.

And whereas aforesaid two plots of land amalgamated into a single plot measuring about 1 Bigha 9 Cottahs 28.8 Sq. ft. and accordingly said M/s Aatreyee Nirman Pvt. Ltd. becomes the absolute owner of all that piece and parcel of land measuring about 1 Bigha 9 Cottahs 28.8 Sq. ft. together with structure standing thereon.

Kamini Singh
F/1414/2003

Certificate:

I certify that prima facie and as per the xerox copy of records provided to me the said land of the said **M/s. Aatreyee Nirman (P) Ltd** appears to be free from all sorts of encumbrances, charges, liabilities, liens, lis-pendenses, and attachment whatsoever subject to the verification of original/photocopy of the Title Deed/s and the above mentioned land having absolute clear, free and marketable title.

The receipt/s for the relevant searches is/are enclosed herewith.

Note: 1. That during the period of searching with the office of the Additional District Sub- Registrar at Cossipore DumDum for the period of 2010-2015, Additional District Sub Registrar-Belghoria for the periods-2015-2023, and Registrar of Assurance-II, at Kolkata for the period of 2015-2023. we found no adverse entry in index.

Note: 2. Only Index - II Search has been made available in the relevant registry Office. Pending IGR Search is not made available.

Encl: As above.

Kamini Singh
F/1414/2003

(Kamini Singh)
Advocate.