

No. REGN BB 228572

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 3062

2. Date of application 14/15/24

3. Search for the year (s) 2024-24

4. Name of office to which the record to be searched or inspected relates [Signature]

Name of person or property to be searched [Signature]

Nature of document [Signature]

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) [Signature] D-181

..... 196

From whom received [Signature]

Fees paid under Article — 22 +

- 1) (i)
- 2) (ii)
-)

..... Registrar of [Signature]

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 09-05-2024

Serial No of Application	1604007772/2024	Search No	1604007772/2024
Search for the Years	From 2003 To 2024	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00181		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 21 /-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR, Ward: 2	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian:	Area of Land : 2 Katha, 10 Chatak, (2 Katha, 10 Chatak)
Deed Details :		Deed No: I-160405125/2009, , Serial No: 160401349/2008, Page: 3033 - 3045. Date of Registration: 14/09/2009, Date of Completion: 14/09/2009, Date of Delivery: 27/10/2009		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR, Ward: 2, Holding: 651	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian:	Area of Land : 2 Katha, (2 Katha)
Deed Details :		Deed No: I-160406842/2011, Query No: 1604014582 /2011, Serial No: 160406586/2011, Page: 59 - 75, Date of Registration: 07/09/2011, Date of Completion: 08/09/2011, Date of Delivery: 09/09/2011		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR, Ward: 2	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian:	Area of Land : 3 Katha, (3 Katha)
Deed Details :		Deed No: I-160407193/2011, Query No: 1604015934 /2011, Serial No: 160406856/2011, Page: 653 - 667, Date of Registration: 21/09/2011, Date of Completion: 22/09/2011, Date of Delivery: 17/10/2011		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR, Ward: 2	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : RS-181 Khatian: 196	Area of Land : 2 Katha, 8 Chatak, (2 Katha, 8 Chatak) Area of Structure: 1075 Sq Ft
Deed Details :		Deed No: I-160407791/2014, Query No: 1604017835 /2014, Serial No: 160408042/2014, Page: 1317 - 1327, Date of Registration: 15/10/2014, Date of Completion: 16/10/2014, Date of Delivery: 16/10/2014		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No : RS-181 Khatian: 1005	Area of Land : 4.125 decimal (2 Katha, 8 Chatak) Area of Structure: 1140 Sq Ft
Deed Details :		Deed No: I-160406136/2015, Query No: 16040000569618/2015, Serial No: 1604006496/2015, Page: 54887 - 54913, Date of Registration: 12/08/2015, Date of Completion: 14/08/2015, Date of Delivery: 18/08/2015		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : RS-181 Khatian: 196	Area of Land : 7.98531 decimal (4 Katha, 13 Chatak, 19.5 Sqft)
Deed Details :		Deed No: I-160404963/2015, Query No: 16041000123348/2015, Serial No: 1604005238/2015, Page: 22278 - 22291, Date of Registration: 26/06/2015, Date of Completion: 02/07/2015, Date of Delivery: 21/07/2015		
7	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Ward: 2, Floor No : 0	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Plot No: RS-181/1 Khatian: 196	Flat/Apartment. 776 sq.ft (Super Build Area)

Deed Details :

Deed No: I-160400670/2015, Query No: 16041000207084/2015, Serial No: 1604000713/2015, Page: 6051 - 6070, Date of Registration: 30/01/2015, Date of Completion: 02/02/2015, Date of Delivery: 03/02/2015

8 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Ward: 2, Floor No : 2

Property Type: Apartment
Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]

Plot No: RS-181
Khatian: 196

Flat/Apartment: 680 sq.ft.(Super Build Area)

Deed Details :

Deed No: I-160400671/2015, Query No: 16041000207088/2015, Serial No: 1604000709/2015, Page: 6071 - 6088, Date of Registration: 30/01/2015, Date of Completion: 02/02/2015, Date of Delivery: 03/02/2015

9 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Ward: 2, Floor No : 2, Flat No : 0

Property Type: Apartment
Transaction: [0105] Sale, Sale after registered sale agreement without possession

Plot No: RS-181
Khatian: 00196

Flat/Apartment: 680 sq.ft.(Super Build Area)

Deed Details :

Deed No: I-160406017/2015, Query No: 16041000207099/2015, Serial No: 1604006358/2015, Page: 51942 - 51970, Date of Registration: 07/08/2015, Date of Completion: 12/08/2015, Date of Delivery: 19/08/2015

10 District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, Municipality: RAJPUR-SONARPUR,, Ward: 2, Floor No : 0, Flat No : 0

Property Type: Apartment
Transaction: [0105] Sale, Sale after registered sale agreement without possession

Plot No: RS-181
Khatian: 00196

Flat/Apartment: 776 sq.ft.(Super Build Area)

Deed Details :

Deed No: I-160406018/2015, Query No: 16041000207094/2015, Serial No: 1604006359/2015, Page: 51971 - 51998, Date of Registration: 07/08/2015, Date of Completion: 12/08/2015, Date of Delivery: 19/08/2015

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 10-05-2024

Serial No of Application	1608010109/2024	Search No	1608010109/2024
Search for the Years	From 2003 To 2024	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00181		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR, Ward: 2, Holding: 551	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No : RS-181 Khatian:	Area of Land : 1 Katha, 4 Chatak, (1 Katha,4 Chatak)
Deed Details :		Deed No: I-160801443/2008, Query No: 1608001296 /2008, Serial No: 160801847/2008, Page: 3121 - 3135, Date of Registration: 29/02/2008, Date of Completion: 29/02/2008, Date of Delivery: 04/03/2008		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian:	Area of Land : 2 Katha, 10 Chatak, (2 Katha,10 Chatak)
Deed Details :		Deed No: I-160807241/2008, Query No: 1608010936 /2008, Serial No: 160807107/2008, Page: 5430 - 5455, Date of Registration: 11/07/2008, Date of Completion: 14/07/2008, Date of Delivery: 07/08/2008		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian:	Area of Land : 2 Katha, 3 Chatak, (2 Katha,3 Chatak)
Deed Details :		Deed No: I-160803688/2010, Query No: 1608006460 /2010, Serial No: 160804004/2010, Page: 2181 - 2194, Date of Registration: 26/03/2010, Date of Completion: 31/03/2010, Date of Delivery: 07/04/2010		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian:	Area of Land : 4 Katha, 20 Sq. Ft., (4 Katha,20 Sqft)
Deed Details :		Deed No: I-160809720/2011, Query No: 1608021914 /2011, Serial No: 160811216/2011, Page: 1975 - 1997, Date of Registration: 19/08/2011, Date of Completion: 23/08/2011, Date of Delivery: 28/11/2011		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian:	Area of Land : 3 Katha, (3 Katha)
Deed Details :		Deed No: I-160800759/2012, Query No: 1608000509 /2012, Serial No: 160800847/2012, Page: 3928 - 3942, Date of Registration: 25/01/2012, Date of Completion: 25/01/2012, Date of Delivery: 01/02/2012		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian: 196	Area of Land : 3 Katha, 2.5 Sq. Ft., (3 Katha,2.5 Sqft)
Deed Details :		Deed No: I-160813255/2012, Query No: 1608026094 /2012, Serial No: 160815527/2012, Page: 1523 - 1537, Date of Registration: 31/10/2012, Date of Completion: 01/11/2012, Date of Delivery: 12/11/2012		
7	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-181 Khatian: 196	Area of Land : 1 Katha, 13 Chatak, 17 Sq. Ft., (1 Katha,13 Chatak,17 Sqft)

8 District: South 24-Parganas, PS;
Sonarpur, Mouza: Dhelua, RAJPUR-
SONARPUR

Property Type: Land
Transaction: Sale, Development
Agreement or Construction
agreement

Plot No : RS-181
Khatian: 196

Area of Land : 4 Katha,
14 Chatak, 36 Sq. Ft.,
(4 Katha, 14 Chatak, 36
Sqft)

Deed Details :

9 District: South 24-Parganas, PS;
Sonarpur, Mouza: Dhelua, RAJPUR-
SONARPUR

Deed No: I-160805088/2013, Query No: 1608009067 /2013, Serial No:
160806230/2013, Page: 1427 - 1452, Date of Registration: 30/04/2013, Date of
Completion: 06/05/2013, Date of Delivery: 23/05/2013

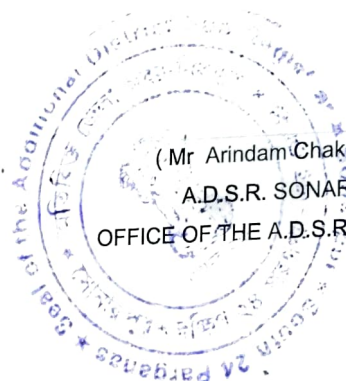
Property Type: Land
Transaction: Sale, Development
Power of Attorney after Registered
Development Agreement

Plot No : RS-181
Khatian: 196

Area of Land : 4 Katha,
14 Chatak, 36 Sq. Ft.,
(4 Katha, 14 Chatak, 36
Sqft)

Deed Details :

Deed No: I-160805092/2013, Query No: 1608009068 /2013, Serial No:
160806249/2013, Page: 1382 - 1392, Date of Registration: 30/04/2013, Date of
Completion: 06/05/2013, Date of Delivery: 23/05/2013



(Mr Arindam Chakraborty)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

Government of West Bengal
Office of the GARIA (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 10-05-2024

Serial No of Application	1629001994/2024	Search No	1629001994/2024
Search for the Years	From 2014 To 2024	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: LR- 00181		
From whom Received	D Bhattejje		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

Search Result: No Record Found

(Mr Krishnendu Talukdar)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA



DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date : ..16/05/2024..

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **4 (four) cottahs 14 (fourteen) chittacks 36 (thirty six) sq. ft.** be the same a little more or less in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 196, L.R. Khatian No. 4353, R.S. Dag No. 181 corresponding to L.R. Dag No.- 191, **Holding No. 62, Dhalua Paschim**, under Additional District Sub. Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 2 of Rajpur Sonarpur Municipality, District- South 24 Parganas.

PRESENT LAND OWNER:-

SRI RAMPRASAD NASKAR son of- Late Bijoy Krishna Naskar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the last 21 (twenty one) years and

10

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

- I. Sri Bijoy Krishna Naskar, Sri Annada Prasad Naskar and Smt. Shailabala Dasi were the recorded owner of ALL THAT piece and parcel of land measuring 240 decimals within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, and as such each of them was the joint owner of undivided $1/3^{\text{rd}}$ share of the aforesaid property.
- II. Sailabala Dasi died intestate leaving behind her 3 (three) daughters namely Smt. Sarala Bala Dasi, Smt. Kachi Bala Mondal and Smt. Shanti Bala Mondal as her only legal heirs and successors and the said legal heirs of said Sailabala Dasi was lawfully enjoying and occupying the $1/3^{\text{rd}}$ share of the total land measuring 240 decimals within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, as left by their deceased mother.
- III. By virtue of a registered Deed of Sale dated 6th November 1968, executed by Smt. Sarala Bala Dasi, Smt. Kachi Bala Mondal and Smt. Shanti Bala Mondal sold, transferred and

403

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

conveyed in favour of Bijoy Krishna Naskar and Sri Annada Prasad Naskar ALL THAT piece and parcel of land measuring about 80 decimal out of total 240 decimal within Mouza-Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 along with other lands and the said Deed was duly executed at the office of the Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 110, Pages from 233 to 236, Being No. 10623 for the year 1968.

IV. Bijoy Krishna Naskar was the recorded owner of various other plots of land alongwith the part of land lying and situate at Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, and as such he became the sole and absolute owner of 1/3rd share of land out of total land measuring about 240 decimal and his name was recorded and finally published in Revisional Settlement Record-of-Rights (Parcha).

V. Bijoy Krishna Naskar due to need of money sold, transferred and conveyed ALL THAT piece and parcel of land measuring about 7 (seven) cottahs out of his total land within Mouza-Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181, in favour of Sri Ram Prasad Naskar (the present Landowner)

63

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

by virtue of a registered Deed of Sale registered on 02.06.1995 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 3, Pages from 40 to 45, Being No. 143 for the year 1996.

VI. By virtue of the above-stated Deed of Sale, Sri Ram Prasad Naskar (the present Landowner) being the owner of the land measuring about 7 (seven) cottahs within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181 mutated his name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality and thereafter he sold some portion of his said land of 7 (seven) cottahs and Ram Prasad Naskar (the present Landowner) has been retaining the land measuring about 4 cottahs 14 chittacks 36 Sq. ft. within Mouza- Dhalua, J.L No. 43, R.S. Khatian No. 196, R.S. Dag No. 181;

VII. Thereafter, Ram Prasad Naskar (the present Landowner) entered into a Development Agreement with S.P. CONSTRUCTION (hereinafter referred to as the said Developer) which was registered on 04.03.2021 before D.S.R.-III, Alipore and recorded in Book No. I, Volume No. 1603-2021, Pages 57497 to 57532, Being No. 1533 for

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

the year 2021 and for smooth running of the construction work, Sri Ram Prasad Naskar (the present Landowner) executed a Registered Power of Attorney after Registered Development Agreement in favour of the said Developer which was registered on 04.02.2021 before D.S.R.-III, Alipore and recorded in Book No. I, Volume No. 1603-2021, Pages 59994 to 60022, Being No. 1559 for the year 2021;

VIII. By virtue of the above-stated Development Agreement as well as Registered Power of Attorney after Registered Development Agreement the said Developer obtained a sanctioned building plan bearing No. **SWS-OBPAS/2207/2023/1108** dated **23.05.2023** from Rajpur Sonarpur Municipality in respect of the land as mentioned hereinabove;

IX. The Said Land as mentioned hereinabove is earmarked for the purpose of building a G+3 storied residential building project comprising flats, car-parking spaces and the said project shall be known as **AASHRAY SPANDAN** at Holding No. 62, Dhalua Paschim, under Ward No.- 2 of Rajpur Sonarpur Municipality;

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

I hereby certify that the above-mentioned land of the present Landowner herein is 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.

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee.
A D V O C A T E