

Kamini Singh
Advocate
High Court, Calcutta

Chamber.
27, Christopher Road -Kolkata-700048

Date-05.08.2023

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 Dum Dum, for the periods-1993-2023 at Barasat for the period of 2010-2015, Additional District Sub Registrar-Barasat for the periods-1993-2023, and Registrar of Assurance-II, at Kolkata for the period of 1993-2023..

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. SAMRIDDHI DEVELOPERS PVT. LTD

Description of Property

ALL THAT piece and parcel of land admeasuring **25 Cottah** more or less Holding No.404, K.N. Sen Sen Road, lying and situated at Mouza- Satgachi, Ward No.25, J.L. no.20, R.S. 154, Touzi No.169, C.S. Khatian Nos.540, 374,319,326, C.S. Dag Nos.762,763,855,846,751,753,754,2733, L.R. Khatian Nos.2012,2027, L.R. Dag Nos.1983,2154,2195, Dist-24 Paraganas(N), under South Dum Dum Municipality, Police Station- Dum Dum, Sub Registration office -Cossipore Dum Dum, District **-24 Parganas.**

DEVOLUTION OF TITLE

Whereas one Sk. Abdul Latif sold, transferred and conveyed all that piece and parcel of land admeasuring 5 cottahs 12 Chittaks unto and in favour of Dinesh Chandra Roy by a Sale Deed dated and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum, North 24 Parganas and recorded in Book no. I, Volume no.68, Pages from. 249 to 251, being no.5755 for the year 1953.

And whereas one Sk. Elahi Bux alias Bhoda sold, transferred and conveyed all that piece and parcel of land admeasuring 5 Cottahs 12 Chittacks equivalent to 9.50 Decimal under Dag nos. 751, 753, 754 unto and in favour of Saroj Prava Roy by a Sale Deed dated 15.06.1956 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 86, Pages from. 173 to 176, being no.5904 for the year 1956.

And whereas said Sk. Elahi Bux alias Bhoda sold, transferred and conveyed all that piece and parcel of land admeasuring 6.65 Decimal under C.S.Dag no. 846 unto and in favour of Dilip Kumar Roy by a Sale Deed dated 08.01.1959 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no. 86, Pages from. 230 to 233, being no.105 for the year 1959.

And whereas one Azgar Hossain, Abzal Hossain, Michiran Bibi, Majidan Bibi sold, transferred and conveyed all that piece and parcel of land admeasuring 6.65 Decimal under C.S.Dag no. 846 unto and in favour of Dilip Kumar Roy by a Sale Deed dated 14.06.1966 and the same was duly registered at the office at Sub-Registrar at Cossipore Dum Dum and recorded in Book no. I, Volume no.108, Pages from. 72 to 75, being no.7234 for the year 1966.

And whereas said Dinesh Chandra Roy died intestate on 14.08.1972 and his wife Saroj Prova Roy also died intestate on 22.12.1990 leaving behind them surviving their two sons and one daughter namely Dilip Kumar Roy, Dinomoy Roy, Bina Rani Nag as their legal heirs and successors.

And whereas said Dinomoy Roy died intestate on 15.09.1985 leaving behind him surviving his wife, one son and two daughters namely Nilu Roy, Debduutta Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy as his legal heirs and successors.

And whereas said Bina Rani Nag wife of Late Haripada Nag died intestate on 26.02.2010 leaving behind her two sons and one daughter namely Debabrata Nag, Hrishikesh Nag, Tandra Nag as her legal heirs and successors.

And whereas said Dilip Kumar Roy died intestate on 13.05.2017 and his wife also predeceased on 08.06.2002 leaving behind them surviving their one son and two daughters namely Dibyendu Roy, Sutapa Roy, Tanuka Roy as their legal heirs and successors.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag became the joint owners of the land admeasuring 20 cottahs more or less as per aforesaid sale Deeds but as per BLRO records of the said property 25 cottahs more or less.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag entered into a Development Agreement dated 14.12.2022 with Samriddhi Developers Private Ltd. for the purpose of development and construction of multi-storied building upon the land admeasuring 16 Cottahs 10 Chittacks under Dag nos. 751, 753, 754, 762, 763 and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2022, Pages from. 1190287 to 1190337, being no.190420735 for the year 2022.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy, Nilu Roy, Jayati Roy alias Jayathee Roy, Priyanka Roy, Debdutta Roy, Debabrata Nag, Hrishikesh Nag, Tandra Nag executed a Development Power of Attorney dated 10.01.2023 and appointed Samriddhi Developers Private Ltd. as constituted attorney to act on his behalf and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2023, Pages from. 70668 to 70708, being no.190400741 for the year 2023.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy entered into a Development Agreement dated 14.12.2022 with Samriddhi Developers Private Ltd. for the purpose of development and construction of multi-storied building upon the land admeasuring 8 Cottahs 6 Chittacks under Sabek Dag no. 846 and the same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2022, Pages from. 1180160 to 1180199, being no.190420696 for the year 2022.

And whereas said Dibyendu Roy, Sutapa Roy, Tanuka Roy executed a Development Power of Attorney dated 10.01.2023 and appointed Samriddhi Developers Private Ltd. as constituted attorney to act on their behalf and the

same was duly registered at the office of Additional Registrar of Assurances-IV, Kolkata and recorded in Book No.I, Volume no.1904-2023, Pages from. 70839 to 70869, being no.190400740 for the year 2023.

Certificate:

I certify that prima facie and as per the xerox copy of records provided to me the said land of the said **Samriddhi Developers Private 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 Dum Dum, for the periods-1993-2023 at Barasat for the period of 2010-2015, Additional District Sub Registrar- Barasat for the periods-1993-2023, and Registrar of Assurance-II, at Kolkata for the period of 1993-2023. 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.

Enclo: As above.

Kamini Singh

(Kamini Singh)
Advocate.

F-1414/2003