

Saurav Kumar Das



ADVOCATE

B.A, LLB

JUDGES' COURT, HOWRAH

RESIDENCE & CHAMBER:-

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Email: dassaurav411@gmail.com

DATE: 19.10.2023

**NON ENCUMBRANCE SEARCH CERTIFICATE AND DETAILED REPORT ON
TITLE ALONGWITH SEARCHING REPORT**

To

THE DIRECTORS,

W.B. ESTATE DEVELOPERS PRIVATE LIMITED,

D05/0530, Vivek Pally, P.O.- Ghoshpara,

P.S. -Nischinda,

District - Howrah, Pin 711 227, West Bengal

Ref :- TOTAL PROPERTY

ALL THAT piece and parcel of the Commercial Housing land measuring about **16.64 Decimals, out of 15 Cottahs**, be the same a little more or less, with 10 years old one dilapidated R.T. Shed structure admeasuring about 300 Sq. Ft. standing thereon, including right of easement and right to use of 16' feet wide common passage on the southern side of the land comprised in **R.S Dag Nos. 3051, 3054, 3054/3236 and 3047, corresponding to L.R. Dag Nos. 5585, 5589 and 5593 under R.S Khatian Nos. 8423, 8435, 8428 and 2086 corresponding to L.R. Khatian No. 69464**, lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Bally Gram Panchayet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah together with all rights of easements, quasi easements, privileges, appendages etc. attached thereto and the same is butted and bounded by:-

ON THE NORTH: Property of R.S Dag Nos. 3050 and 3048.

ON THE SOUTH: 16 Feet Wide Panchayet Road.

ON THE EAST: Common Passage.

ON THE WEST : Property of R.S Dag No. 3046.



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PRESENT OWNERS OF THE PROPERTY:-

W.B. ESTATE DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its Registered office at D05/0530, Vivek Pally, P.O.- Ghoshpara, P.S. -Nischinda, District - Howrah, Pin 711227 represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL**, son of Sri Kusha Dhawaja Mondal, and 2) **SRI BIJAN KUMAR MONDAL**, son of Kusha Dhawaja Mondal, both by faith - Hindu, by Occupation - Business, both are residing at B.B.D Sarani, P.O. Ghoshpara, P.S. -Nischinda, District - Howrah, Pin-711227.

Respected Sir,

I have caused necessary searches in the office of the Additional District Sub-Registrar and District Sub-Registry Office at Howrah, and R.A. Kolkata for last 14 years i.e. from the year 2009 to 18th October, 2023 from records, mutation and all other relevant Documents in respect of the aforesaid Property.

MY REPORT IS AS FOLLOWS:-

AND WHEREAS

A. One Pannalal Ghosh and his three brothers viz. Kalicharan Ghosh, Tarapada Ghosh and Santosh Ghosh were the original owners as well as occupiers of various other landed property including the 'Said Property' appertaining to **ALL THAT** piece and parcel of the Bastu and Danga land measuring about 15 **Cottahs**, be the same a little more or less, with 10 years old one dilapidated R.T. Shed structure admeasuring about 300 Sq. Ft. standing thereon, including right of easement and right to use of 16' feet wide common passage on the southern side of the land comprised in R.S Dag No. 3051, 3054, 3054/3236 and 3047, under R.S Khatian No. 8423, 8435, 8428 and 2086, lying and situated at



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Mouza - Bally, J.L No. 14, Boro Paragana, Revenue Survey No. 1767, Police Station Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah and they jointly seized, possessed and enjoyed their property.

- B. While thus being jointly seized, possessed and enjoyed the said property with joint interest and in peaceful possession, the said Pannalal Ghosh and his three brothers namely Kalicharan Ghosh, Tarapada Ghosh and Santosh Ghosh amicably partitioned the whole property according to their convenience of use and executed and registered a Deed of Partition with specific demarcation and plan annexed thereto before the Office of the District Sub Registrar at Howrah in the year 1971 vide Being no. 9856 for the year 1971. By virtue of the aforesaid Registered Partition Deed which conspicuously recorded the demarcated ownership of the property obtained by Pannalal Ghosh Marked with the Bengali Letter "GHA" as true and lawful owner as well as occupier thereof continuously, openly, uninterruptedly, as of right, to the knowledge and exclusion of all and much more than the statutory period in respect of ALL THAT piece and parcel of the Bastu and other land measuring about 87 shatak, be the same a little more or less, comprising in R.S Dag No. 3045, 3046, 3047, 3048, 3049 and 5467/5647 under R.S Khatian No. 8428 and 6835, lying and situated at Mouza Bally, J.L No. 14, Boro Paragana, Revenue Survey No. 1767, Police Station Nischinda, Formerly Bally, District Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah. Thus the said Pannalal Ghosh became the absolute owner as well as occupier of the aforesaid property, free from all encumbrances, charges etc. and together with all rights of easement, appurtenances, appendages as well



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as right to use of 16' ft. wide adjacent common passage thereto and other rights over the said property and absolutely seized and possessed and enjoyed the Said Property by exercising all sorts of overt acts over the same without any interruption and disturbances from others not only by mutating his name as owner and occupier in the R.S. record of right but also duly paid rents and taxes before the competent authorities under the Government of West Bengal.

- C. On the other hand one Panchu Gopal Ghosh was the Original owner as well as occupier of other properties along with the Said Property in respect of ALL THAT piece and parcel of the Bastu land measuring about 18 Shatak, be the same a little more or less, with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about 200 sq.ft., be the same a little more or less, with Tiles Shed and cemented flooring, including easement right of common passage, comprising in R.S Dag No. 3051, 3054 and 3054/3236 under R.S Khatian No. 8423 and 8435, lying and situated at Mouza Bally, J.L No. 14, within Police Station Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, under the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, and enjoyed the same without any interruption and disturbances from others and mutated his name as owner and occupier with rayatistitubum interest in the R.S record of right and duly paid rents and taxes before the competent office under the Government of West Bengal.
- D. The said Panchu Gopal Ghosh transferred the said property to Pannalal Ghosh by virtue of a registered Deed of Sale executed and registered in the year 1974 before the Office of the District Registrar at Howrah and was recorded therein vide Book No. 1, Being no. 3498 for the year 1974 in respect of ALL



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THAT piece and parcel of Bastu land measuring about 18 Shatak, be the same a little more or less, with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about 200 sq.ft., be the same a little more or less, together with all rights of easement, appurtenances, appendages as well as right to use of adjacent common passage thereto, comprising in R.S Dag No. 3051, 3054 and 3054/3236, R.S Khatian No. 8423 and 8435, lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda, Formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah.

E. Thus the said Pannalal Ghosh also became the absolute owner as well as occupier of another piece of land in respect of ALL THAT piece and parcel of the Bastu land measuring about 18 Shatak, be the same a little more or less, with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about 200 sq.ft., be the same a little more or less, together with all rights of easement, appurtenances, appendages as well as right to use of adjacent common passage thereto and other rights attached thereto comprising in R.S Dag No. 3051, 3054 and 3054/3236, R.S Khatian No. 8423 and 8435, lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda, Formerly Bally, District Howrah, within the ambit of Nischinda Gram Panchyet, under the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, free from all encumbrances, charges etc. having fully transferable right as owner alongwith Easements and other rights over the said property and seized and possessed and enjoyed the Said property without any interruption and disturbances from others by exercising all sorts of overt acts over the same not only by mutating his name



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in the record of R.S. Record but also duly paid rents and taxes before the competent office under the Government of West Bengal.

F. In this way the said Pannalal Ghosh became the absolute owner as well as occupier of Bastu and other Land total measuring **105 Decimals of Bastu and other land** by virtue of Inheritance and the aforesaid Deed of Sale comprising in R.S Dag No. 3045, 3046, 3047, 3048, 3049, 5467/5647, 3051, 3054 and 3054/3236 under R.S Khatian No. 8423, 8435, 8428, 6835 and 8435, lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Nischinda Gram Panchyet, under the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, free from all encumbrances, charges etc. together with all rights of easement, appurtenances, appendages as well as right to use of adjacent common passage thereto and other rights over the said property and seized and possessed the Said property peacefully and without any interruption and disturbances from any corner by exercising all sorts of overt acts over the same not only by mutating his name in the record of R.S. Record but also duly paid rents and taxes before the competent authorities under the Government of West Bengal.

G. After acquisition of the aforesaid property with absolute interest and in peaceful possession, the said Pannalal Ghosh and thereafter his widow died intestate leaving behind their Three (03) sons namely Sri Sailen Ghosh, Sri Nemai Ghosh and Sri Deepak Ghosh and Seven (07) daughters namely Niva Ghosh, Shibani Ghosh, Ibha Ghosh, Reba Pal, Rekha Ghosh, Soma Bhat and Sharmila Ghosh to inherit his estate according to the Law of Inheritance, governed under the Hindu Succession Act, 1956. Thus all the above mentioned legal heirs of Late Pannalal Ghosh viz. Sri Sailen Ghosh, Sri Nemai Ghosh Sri



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Deepak Ghosh and Niva Ghosh, Shibani Ghosh, Ibha Ghosh, Reba Pal, Rekha Ghosh, Soma Bhat and Sharmila Ghosh became the joint owners as well as occupiers of ALL THAT piece and parcel of the Bastu and other land measuring about 105 Decimals, be the same a little more or less, alongwith with 10 years old dilapidated R.T Structure having cemented flooring admeasuring about 300 sq.ft. comprising in R.S Dag No. 3045, 3046, 3047, 3048, 3049, 5467/5647, 3051, 3054 and 3054/3236 under R.S Khatian No. 8423, 8435, 8428, 6835 and 8435, lying and situated at Mouza Bally, J.L No. 14, Boro Paragana, Revenue Survey No. 1767, Police Station Nischinda, Formerly Bally, District Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, free from all encumbrances, charges etc. together with all rights of easement, appurtenances, appendages as well as right to use of 16'ft. wide adjacent common passage thereto and other rights attached thereto and jointly seized and possessed the Said Property without any interruption and disturbances from any corner by exercising all sorts of overt acts over the same not only by mutating their names as owner and occupier in the Record of Right but also duly paid rents and taxes before the competent authorities under Government of West Bengal.

H. While thus being seized and possessed the aforesaid property with joint interest and in peaceful possession, due to urgent lawful necessity of liquid money, the legal heirs of Late Pannalal Ghosh viz. SRI SAILEN GHOSH, SRI NEMAI GHOSH SRI DEEPAK GHOSH, SMT. NIVA GHOSH, SMT. SHIBANI GHOSH, SMT. IBHA GHOSH, SMT. REBA PAL, SMT. REKHA GHOSH, SMT. SOMA BHAT, SMT. SHARMILA GHOSH jointly decided and expressed their intention to sell out the entire property measuring about **105 Decimal**, be the same a little more or less, alongwith 10 years old dilapidated R.T. Shed



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Structure having cemented flooring measuring about 300 Sq. Ft. comprising in R.S Dag No. 3045, 3046, 3047, 3048, 3049, 5467/5647, 3051, 3054 and 3054/3236 under R.S Khatian No. 8423, 8435, 8428, 6835 and 8435, lying and situated at Mouza Bally, J.L No. 14, Boro Paragana, Revenue Survey No. 1767, Police Station Nischinda, formerly Bally, District Howrah, within the ambit of Nischinda Gram Panchayet, under the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, free from all encumbrances, charges, liens etc. together with all rights of easement, appurtenances, appendages as well as right to use of 16' ft. wide adjacent common passage thereto and other rights attached thereto.

- I. The aforesaid SRI SAILEN GHOSH, SRI NEMAI GHOSH SRI DEEPAK GHOSH, SMT. NIVA GHOSH, SMT. SHIBANI GHOSH, SMT. IBHA GHOSH, SMT. REBA PAL, SMT. REKHA GHOSH, SMT. SOMA BHAT, SMT. SHARMILA GHOSH, being some of them employed in different cities and some of them being needed to engage with day to day household work and also due to other practical difficulties, it becomes inconvenient for them to look after, manage, control and sell and also to personally be present before the concerned Registry Office and to take full and effective part in execution of the Registration Process of Sale Deed to the concerned buyers. Therefore to look after, manage, control and sell their entire property in respect of **ALL THAT** piece and parcel of the Bastu and other land measuring about **105 Decimals**, be the same a little more or less, alongwith 10 years old dilapidated R.T Structure having cemented flooring admeasuring about 300 sq.ft including the easement right of common passage and other rights and liberties attached thereto, comprising in R.S Dag No. 3045, 3046, 3047, 3048, 3049, 5467/5647, 3051, 3054 and 3054/3236 under R.S Khatian No.. 8423, 8435, 8428, 6835 and 8435, lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda,



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formerly Bally, in the District of Howrah, within the ambit of Nischinda Gram Panchayet, under the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, free from all encumbrances, liens, lispence and any type of charge whatsoever, all of them jointly decided and appointed one **SMT. SHEULI MONDAL**, wife of Bijan Mondal, residing at BBD Bag Sarani, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227 as their constituted lawful attorney by execution and registration of a registered Power of Attorney on 06th April, 2022 which was registered before the Office of the Additional District Sub Registrar at Howrah and recorded in the said office vide Book No. 1, Volume No. 0502-2022, Pages 163725 to 163762, Being No. 050204288 for the year 2022 and due to the urgent lawful necessity of money all the aforesaid Land Owners decided and declared to sell the aforesaid land plotwise with specific demarcation through their Lawful Constituted Attorney **SMT. SHEULI MONDAL**.

- J. After coming to know the aforesaid intention and relying upon the declaration of the Land Owners/Vendors one **W.B. ESTATE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its Registered office at D05/0530, Vivek Pally, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227, represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL**, son of Sri Kusha Dhawaja Mondal, and 2) **SRI BIJAN KUMAR MONDAL**, son of Kusha Dhawaja Mondal, both are residing at B.B.D Sarani, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227 proposed the Land Owners/Vendors viz. **SRI SAILEN GHOSH, SRI NEMAI GHOSH, SRI DEEPAK GHOSH, SMT. NIVA GHOSH, SMT. SHIBANI GHOSH, SMT. IBHA GHOSH, SMT. REBA PAL, SMT. REKHA GHOSH, SMT. SOMA BHAT, SMT. SHARMILA GHOSH,**



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through their constituted lawful Attorney SMT. SHEULI MONDAL to sell **ALL THAT** piece and parcel of Bastu land measuring about 15 (FIFTEEN) **Cottahs 00 (ZERO) Chittaks 00 (ZERO) Square Feet**, be the same a little more or less alongwith 10 years old dilapidated R.T Structure having cemented flooring admeasuring about 300 sq.ft. out of the total area of land measuring 105 Decimals, together with all rights of easement, appurtenances, appendages as well as right to use of 16'ft. wide adjacent common passage and other rights attached thereto, comprising in R.S. Dag Nos. 3045, 3046, 3047, 3048, 3049, 3467/5647, 3051, 3054 and 3054/3236 under R.S. Khatian Nos. 8423, 8435, 8428, 6835 and 8435, , lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyot, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah at the then highest available market price of Rs.1,07,73,000 (Rupees One Crore Seven Lakhs Seventy Three Thousand) only, which has been accepted and confirmed by the Vendors therein. Accordingly one Agreement for Sale had been executed by the Vendor and the Vendee therein.

K. On the basis of the aforesaid offer and acceptance and the Agreement for sale, the Vendors therein represented by their Lawful Attorney **SMT. SHEULI MONDAL** executed and registered a Deed of Conveyance alongwith specific Plan attached thereto on 11th day of April, 2022 in favour of **W.B. ESTATE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its Registered office at D05/0530, Vivek Pally, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227, represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL**, son of Sri Kusha Dhawaja Mondal, and 2) **SRI BIJAN KUMAR MONDAL**, son of Kusha Dhawaja Mondal, both are residing at B.B.D Sarani, Post Office



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Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227 which has been registered before the Office of the Additional District Sub Registrar at Howrah and recorded in the said office vide **Book No. 1, Volume No. 0502-2022, Pages 183775 to 183819, Being No. 050204749 for the year 2022** in respect of **ALL THAT** piece and parcel of Bastu Land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet**, be the same a little more or less, with 10 years old dilapidated R.T Structure having cemented flooring admeasuring about 300 sq.ft. together with all rights of easement, appurtenances, appendages as well as right to use of 16'ft. wide adjacent common passage and other rights attached thereto, comprising in R.S. Dag Nos. 3045, 3046, 3047, 3048, 3049, 5467/5647, 3051, 3054 and 3054/3236 under R.S Khatian Nos. 8423, 8435, 8428, 6835 and 8435, lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah. Thus the aforesaid W.B. ESTATE DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its Registered office at D05/0530, Vivek Pally, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227, represented by its directors 1) SRI ACHINTYA KUMAR MONDAL, son of Sri Kusha Dhawaja Mondal, and 2) SRI BIJAN KUMAR MONDAL, son of Kusha Dhawaja Mondal, both are residing at B.B.D Sarani, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227 became the true and lawful owner as well as occupier in respect of **ALL THAT** piece and parcel of Bastu Land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet**, be the same a little more or less, with 10 years One old dilapidated R.T Structure having cemented flooring admeasuring about 300 sq. ft. together with all rights of easement,



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appurtenances, appendages as well as right to use of 16'ft. wide adjacent common passage and other rights attached thereto, comprising in R.S Dag Nos. 3045, 3046, 3047, 3048, 3049, 5467/5647, 3051, 3054 and 3054/3236 under R.S Khatian Nos. 8423, 8435, 8428, 6835 and 8435, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah, free from all encumbrances, liens, lispence and any type of charges whatsoever.

L. AND WHEREAS after acquisition of title in respect of the aforesaid property by virtue of the aforesaid Deed of Sale dated 11th day of April, 2022 the said **W.B. ESTATE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its Registered office at D05/0530, Vivek Pally, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227, represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL**, son of Sri Kusha Dhawaja Mondal, and 2) **SRI BIJAN KUMAR MONDAL**, son of Kusha Dhawaja Mondal, both are residing at B.B.D Sarani, Post Office Ghoshpara, Police Station Nischinda, District Howrah, Pin Code 711 227, became the absolute owner as well as occupier in respect of **ALL THAT** piece and parcel of the Bastu and Danga land measuring about 15 **(FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet**, be the same a little more or less, with 10 years old dilapidated R.T Structure having cemented flooring admeasuring about 300 sq.ft together with all rights of easement, appurtenances, appendages as well as right to use of 16'ft. wide adjacent common passage and other rights attached thereto, out of which the land in respect of **ALL THAT** piece and parcel of the Bastu land measuring about 11 **(ELEVEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet** or 18



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Decimal, be the same a little more or less comprising in R.S Dag Nos. 3051, 3054, and 3054/3236, under R.S. Khatian Nos. 8423 and 8435, lying and situated at Mouza - Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah **AND** the other land in respect of **ALL THAT** piece and parcel of the Bastu land measuring about **04 (FOUR) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet or 6.703 Decimal**, be the same a little more or less, comprised in R.S Dag No. 3047, under R.S Khatian No. 8428, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah alongwith all rights of easement, appurtenances, appendages as well as right to use of 16'ft. wide adjacent common passage and other rights attached thereto and started to seize and possess the Schedule mentioned 'Said Property' peacefully, openly, continuously, uninterruptedly, as of right, adversely to the knowledge and exclusion of all including all erstwhile co-owners as well as co-sharers and other neighbours for much more than that of the statutory period as enjoined in law and thereby alternatively, acquired indefeasible right, title, interest and possession over the same without any objection and/or interference from any corner whatsoever and also in absolute manner by exercising various overt acts over the same as 'true and lawful' owner thereof by mutating it's name before the concerned Settlement Department of the State of West Bengal and the name has been recorded in the finally published L.R. Record of Rights against **L.R. Khatian No. 69464** and they have been paying Government Revenues and Taxes to the authority concerned without any objection and/or interference from any corner whatsoever. Thereafter they applied on



Saurav Kumar Das

ADVOCATE

B.A, LLB

JUDGES' COURT, HOWRAH



RESIDENCE & CHAMBER:-

Balitikuri, Bamunpara, P.O. Balitikuri,

P.S. Dasnagar, Howrah-711113

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02.08.2022 for Conversion of the Said Property before the competent authority vide Case No. CN/2022/0503/2194 and on the basis of this application the nature and character of the Land comprising in **L.R. Plot No. 5585 measuring 02.14 Decimal, L.R. Plot No. 5589 measuring 07.50 Decimal, L.R. Plot No. 5593 measuring 07.00 Decimal and L.R. Plot No. 5594 measuring 02.49 Decimal, total measuring 16.64 Decimal** has been converted to "Commercial Housing" vide Memo No. 261/CONV/BJ/22/4522/1(3)/LR dated 01.12.2022 by the District Land & Land Reforms Officer, Howrah.

M. AND WHEREAS after obtaining the Conversion Certificate, issued by the District Land & Land Reforms Officer, Howrah, to extract maximum benefit from the Said Property they decided to Develop by constructing Multi-storied Building over the same. Accordingly they applied before the Office of the Howrah Zilla Parishad for obtaining Sanctioned Plan of a **G+4 Five storied Building** and submitted before the said office a partly Commercial and partly Residential Building Plan over the property total measuring **16.64 Decimals** appertaining to **L.R. Dag No. 5585, 5589 and 5593** and the same has been sanctioned by the District Engineer, Howrah Zilla Parishad vide **Memo No. 146/032/HZP/PS dated 14.08.2023**. Thereafter on the basis of the aforesaid Sanction Plan the developer have started construction work of the multi-storied building over the schedule mentioned property as per the abovementioned House Building Plan and the said project is going on.

N. AND WHEREAS The Said Land is earmarked for the purpose of building comprising of G+4 (Five) storied apartment buildings and the said project shall be known as "**Home Green Apartment -10**".

I hereby certify that the abovementioned property is **free from all sorts of encumbrances, charges and liabilities, liens, lispence and attachment**



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of any kind whatsoever and No Suit is pending in any court in respect of the said property.

It is also hereby certified that the abovementioned Property is not affected by any restriction of Urban Land (Ceiling and Regulations) Act, 1976 and the same is not under any claim of KMDA and HIT (previously CMDA and CIT) and it is fit for Equitable Mortgage. That I have verified the xerox copy of Title Deeds in the name of **W.B. ESTATE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, represented by its directors 1) **SRI ACHINTYA KUMAR MONDAL** and 2) **SRI BIJAN KUMAR MONDAL**, from the Registrar's Office about the genuineness of the Title Deed and the said Deed is genuine, not duplicate or fake, properly stamped and registered before the Additional District Sub-Registrar at Howrah.

The receipts of the relevant searchers are enclosed herewith and I am issuing this report as per search reports supplied by the concerned offices and registered searchers.

Please take a note that all the documents are supplied to me were in Xerox form so it is instructed that the original documents need to be verified.

Saurav Kumar Das
(Signature of the Advocate)
SAURAV KUMAR DAS
Advocate
Enrollment No.- WB/1819/2010

LIST OF DOCUMENTS

1. Original Registry Office searching Reports of A.D.S.R. Howrah, D.S.R. Howrah and R.A. Kolkata.
2. Photocopy of Building Plan.
3. Photocopy of Tax Receipt paid by the present owners.



Saurav Kumar Das



ADVOCATE

B.A, LLB

JUDGES' COURT, HOWRAH

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4. Photocopy of Mutation Certificate in the name of the present owner.
5. Photocopy of the **registered Deed of Conveyance dated 11.04.2022** executed by Smt. Sheuli Mondal, being the lawful attorney of the land owners in favour of **W.B. ESTATE DEVELOPERS PRIVATE LIMITED, registered before the office of the Additional District Sub Registrar, Howrah recorded in the said office vide Book No. , Volume No. 0502-2022, pages from 183775 to 183819, being No. 050204749, for the year 2022 in connection with the property i.e. ALL THAT** piece and parcel of Bastu Land measuring about **15 (FIFTEEN) Cottah 00 (ZERO) Chittaks 00 (ZERO) Square Feet**, be the same a little more or less, with 10 years old dilapidated R.T Structure having cemented flooring admeasuring about 300 sq.ft. together with all rights of easement, appurtenances, appendages as well as right to use of 16'ft. wide adjacent common passage and other rights attached thereto, comprising in R.S. Dag Nos. 3045, 3046, 3047, 3048, 3049, 5467/5647, 3051, 3054 and 3054/3236 under R.S Khatian Nos. 8423, 8435, 8428, 6835 and 8435, lying and situated at Mouza Bally, J.L No. 14, Police Station Nischinda, formerly Bally, District - Howrah, within the ambit of Nischinda Gram Panchyet, within the jurisdiction of the District Sub Registration office and the Additional District Sub Registration office at Howrah



Yours faithfully,

Saurav Kumar Das
Advocate

Balitikuri Bamunpara

P.O.- Balitikuri, P.S.- Dasnagar

District- Howrah, Pin Code-711 113

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