

Rama Paul

B.A., L.L.B. Advocate
Alipore Criminal & Judges Court
Kolkata - 700 027

Residence Chamber

71, Selimpur Lane,
Kolkata - 700 031
7-9 A.M. & 8-10 P.M.

Date 28.09.2021

Ref. _____

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

PRESENT Owner : Smt. Aparna Biswas,
Wife of Sri Prasanta Biswas,
Of 29/29, Kendua Main Road,
Kolkata - 700084.

Ref. An area of land admeasuring 07 Cottahs 00 Chittak 00 Sq. Ft. be a little more or less, lying and situated at Mouza - Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, within the Municipal limits of the Kolkata Municipal Corporation, being known as **Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata - 700094, P.S. - Purba Jadavpur**, in the District South 24-Parganas, present owner of the said plot/property, **SMT. APARNA BISWAS.**

I have caused necessary searches in the Sub-Registry Office at Sealdah for the period from 2006 to 2021, AND in the District Registry Office at Alipore, for the period from 2006 to 2021, AND in the R.A. Kolkata, for the period from 2006 to 2021, and have inspected the settlement Records, J.L.R.O. Mutation and all other relevant documents in respect of the aforesaid property.

NOTE FOR THE ADVOCATE

WHEREAS (1) Sri Sushanta Dutta, son of Late Sudhangshu Ranjan Dutta, and (2) Smt. Sangita Dutta, wife of Sri Sushanta Dutta, sold, conveyed and transferred all that piece and parcel of land measuring 7 Cottahs be the same a little more or less, situated at Mouza - Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, Municipal Premises No. 2220, Nayabad, Ward No. 109, District South 24-Parganas, in favour of Smt. Aparna Biswas, by way of registered Sale Deed dated 12/08/2006, the said Deed was duly executed and registered in the office of the D.S.R.-III, Alipore and recorded in Book No. I, Volume No. 18, Pages 6003 to 6015, Being No. 07417, for the year 2006.

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(2)

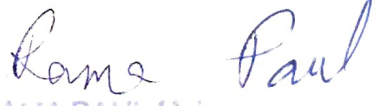
AND WHEREAS by an Indenture of Deed of Exchange-Cum-Amalgamation made on 01/02/2016 between Smt. Aparna Biswas, described therein as the party of the First Part and Sri Prosenjit Biswas, son of Sri Prasanta Biswas described therein as the party of the Second Part, the said Deed of Exchange-Cum-Amalgamation was registered in the office of the District Sub-Registrar-V, at Alipore and recorded therein Book No. I, Pages 8172 to 8195, Being No. 00279, for the year 2016.

AND WHEREAS said (1) Smt. Aparna Biswas and (2) Sri Prosenjit Biswas have registered and executed a Development Agreement with the Developer namely BARMAN CONSTRUCTION, in respect of the said property, the said deed was duly registered in the Office at D.S.R.-V, Alipore, recorded in Book No. I, Volume No. 1630-2016, Pages from 8709 to 8741, Being No. 00299, for the year 2016.

AND WHEREAS accordingly said (1) Smt. Aparna Biswas and (2) Sri Prosenjit Biswas have registered and executed a Development Power of Attorney, in respect of the said property, in favour of the said Developer BARMAN CONSTRUCTION, the said Power of Attorney was duly registered in the Office at D.S.R.-V, Alipore, recorded in Book No. I, Volume No. 1630-2016, Pages from 8742 to 8764, Being No. 00300, for the year 2016.

AND WHEREAS said (1) Smt. Aparna Biswas and (2) Sri Prosenjit Biswas have registered and executed a Cancellation Agreement/Declaration with the Developer namely BARMAN CONSTRUCTION, in respect of the said property, the said deed was duly registered in the Office at D.S.R.-V, Alipore, recorded in Book No. I, Volume No. 1630-2016, Pages from 30484 to 30501, Being No. 00610, for the year 2020.

AND WHEREAS said (1) Smt. Aparna Biswas and (2) Sri Prosenjit Biswas for their better enjoyment executed and registered Deed of Partition dated 20/02/2020 amongst themselves by meet and bound the said property and the deed was registered in the office of Additional Registered of Assurances-IV, at Kolkata and entered in Book No. I, Volume No. 1904-2020, Pages 95786 to 95816, Being No. 01623, for the year 2020 and as per the said Deed of Partition, the said Smt. Aparna Biswas was allotted and got a land measuring about 07 Cottah 00 Chittaks 00 sq. ft.


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situated at Mouza – Nayabad, J.L. No. 25, Touzi No. 5 and 56, comprising in R.S. Dag No. 90, appertaining to R.S. Khatian No. 104 and 147/1, P.S. formerly Kasba now Purba Jadavpur, P.S.- Kasba now Purba Jadavpur, within the Municipal limits of the Kolkata Municipal Corporation, being Municipal Premises No. 2220, Nayabad, under Ward No. 109, Kolkata – 700094, P.S. – Purba Jadavpur, within the jurisdiction of District South 24-Parganas, which is described therein in the Second Schedule of the said Partition Deed.

AND WHEREAS Smt. Aparna Biswas after the Partition, the aforesaid property became the absolute owner of the aforesaid area of 7 Cottahs of land as mentioned above/also mutated as a recorded owner in JLRO Office and Municipal Office and paid the relevant taxes up to date.

I hereby that the above mentioned land of Smt. Aparna Biswas is free from all sorts of encumbrances, charges, liabilities lines 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 land 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 equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

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