

19.01.2023

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: - **ALL THAT** pieces and parcels of land measuring **4 (Four) Cottahs 15 (Fifteen) Chittaks**, be the same or a little more or less together with structure standing thereon, lying and situated at **Mouza-Laskarpur**, in R.S. Plot No. 515/1432, appertaining to R.S. Khatian No: 67 corresponding to L.R Dag No-1120 in L.R Khatian No 2274 of under District Collectorate Touzi No: 3-5, J.L. No. 57, R. S. No: 174, **Police Station -Sonarpur**, Post Office-. Laskarpur within the limits of the Rajpur – Sonarpur Municipality under Ward No. 31 (Previously Ward No. 29), at present being recorded as **Municipal Holding No: 145, Ananda Pally, Kolkata – 700153** Sub Registry office Sonarpur in the District of 24 Parganas (South).

Present Owner of the Said Land :

MR. KALYAN DAS son of Late Manahar Das

DEVELOPER

LIBRA INFRACON PRIVATE LIMITED

I have caused necessary searches Index -I in the Sub Registry Office at **Sonarpur 2009-2023** in the District Registry Office at **Alipore** and **RA Kolkata** from **2009 to 2023** and have inspected the settlement records, J.L.R.O Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:-

That during inspection of available records supplied by the present owner, its appears that by virtue of a Deed of Conveyance **Mr. Kalyan Das**, became the sole and absolute owner in respect to his said plot of land, having an area of about **4 (Four) Cottahs 15 (Fifteen) Chittaks**, a little more or less, lying and situated at **Mouza-Laskarpur**, in R.S. Plot No. 515/1432, appertaining to R.S. Khatian No: 67 of under District Collectorate Touzi No: 3-5, J.L. No. 57, R. S. No: 174, **Police Station -Sonarpur**, Post Office-. Laskarpur within the limits of the Rajpur – Sonarpur Municipality under Ward No. 31 (Previously Ward No. 29), at present being recorded as **Municipal Holding No: 145, Ananda Pally, Kolkata – 700153** Sub Registry office Sonarpur in the District of 24 Parganas (South). and said deed was registered on 13th December 1996 registered in the office of the ADSR Sonarpur 24 Parganas(S) and recorded in Book No. 1, Volume No: 136, pages 89 to 94 **being no -8321 for the year 1996.**

After the aforesaid purchased the said **Mr. Kalyan Das**, peaceful possession and enjoyment of the said property as absolute owner and mutated his name in the office of the local Rajpur-Sonarpur Municipality as well as in the office of the B.L. & L.R.O. upon payments of all rates and taxes thereof, in respect to his individual tenement, land and said premises as absolute and indefeasible estate in fee simple or an estate equivalent thereto, which is marketable and free from all encumbrances.

KANAI LAL SAHA
Advocate
Alipore Judges Court
Kolkata-700027

1/1A, Chetla Road
PO & PS- New Alipore
Kolkata-700053
Mobile:-9830030740
e-mail:-klsaha37@gmail.com

And thereafter the said **Mr. Kalyan Das**, had executed and registered a Development Agreement dated 24.10.2013 with **LIBRA INFRACON PRIVATE LIMITED**, a Private Limited Company, incorporated under the Companies Act 1956, having its former registered Office at 118/4, Raja S.C. Mullick Road, Police Station-Jadavpur Kolkata-700047, at present to 31/C, Sreemohan Lane, Post Office – Kalighat Police Station-Tollygunge, Kolkata-700026, in respect of the said premises being **ALL THAT** piece and parcel of land measuring **4 (Four) Cottahs 15 (Fifteen) Chittaks**, a little more or less, lying and situated at **Mouza-Laskarpur**, in R.S. Plot No. 515/1432, appertaining to R.S. Khatian No: 67 of under District Collectorate Touzi No: 3-5, J.L. No. 57, R. S. No: 174, **Police Station -Sonarpur**, Post Office- Laskarpur within the limits of the Rajpur – Sonarpur Municipality under Ward No. 31 (Previously Ward No. 29), at present being recorded as **Municipal Holding No: 145, Ananda Pally, Kolkata – 700153** Sub Registry office Sonarpur in the District of 24 Parganas (South). for construction of the building upon the land, and other terms and conditions mentioned therein. And the said Development Agreement was registered at the office of District Sub- Registrar, IV, Alipore and entered in Book No: I, CD Volume No. 41, Page Nos. 3886 to 3907 **being Deed no 8150 for the year 2013.**

And the Owner also executed and registered Power of Attorney dated 24.10.2013 in respect of the said premises in favour of the Developer to do acts, deeds and things mentioned therein including constructing the building upon the land and to sale the Developer's allocation. The said Power of Attorney was registered at the office of District Sub-Registrar, IV Alipore South 24 Parganas and entered in Book No: I, CD Volume No. 41, Page Nos. 3908 to 3919 **being no 08151 for the year 2013.**

And thereafter in terms of the Development Agreement the Developer has obtained Sanction of the building plan from the Rajpur Sonarpur Municipality being building sanction plan & **Permit no 79/CB/30/31 dated 04.07.2017** for construction of a G+III storied building thereon

I hereby certify that the above mentioned Land and structure 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 abovementioned 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 Manual and **ONLINE receipt** for the relevant searches is enclosed herewith.



KANAI LAL SAHA
Advocate
Alipore Judges Court
Kolkata-700027

44-03

No. REGN BB 050886

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 30986
- 2. Date of application 26/11/22
- 3. Search for the year (s) 2022
- 4. Name of office to which the record to be searched or inspected relates n
- 5. Name of person or property to be searched T
- 6. Nature of document h
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m. Lakshminarayanan
R/N 515/1432 1067
- 8. From whom received K. L. Saha
- 9. Fees paid under Article —
 F (1) (i) 157 ✓
 F (2) (ii)
 F (2)

..... Registrar of

SPL/Kolkata-56

Security Code:

R5U5Z8

X3Q2U2



Service Count: 2,29,44,807

No Record Found

Display

Name

s are mandatory

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No. REGN BB 112326

Receipt for Fees Deposited for Search or Inspection

Name

- 1. Serial Number of application..... 11926
- 2. Date of application 25.4.22
- 3. Search for the year (s) 2008 - 2014
- 4. Name of office to which the record to be searched or inspected relates PRA COPUR SA Sonarpur
- 5. Name of person or property to be searched Laskarpur
- 6. Nature of document RS-plot - 515/1432
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Khe 67
- 8. From whom received K. L. Saha

s are mandatory

- 9. Fees paid under Article - 187
- (1) (i)
- (2) (ii)
- (2)



Registrar of

Kolkata-56

Security Code:

R5U5Z8

X3Q2U2



Service Count: 2,29,44,807

No Record Found

Display

No. REGN BB 112328

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 11928
 - 2. Date of application 25.4.22
 - 3. Search for the year (s)
 - 4. Name of office to which the record to be searched or inspected relates 2014 - 2022
DA + SA Baria
 - 5. Name of person or property to be searched in Lakshampur
 - 6. Nature of document
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) RS-plot - 515/1432
kh - 67
2
 - 8. From whom received A.L. Saha
 - 9. Fees paid under Article — 201
- F (1) (i)
F (2) (ii)
(2)



Registrar of.....

Kolkata-56

Name

are mandatory

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*

Security Code:

R5U5Z8

X3Q2U2



Service Count: 2,29,44,807

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

KALYAN

Search Within Name

Last Name :

DAS

Year :

*

2009

District Where Registered :

*

All

Security Code:

*

R5U5Z8

X3Q2U2



Service Count: 2,29,44,807

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

KALYAN *

Search Within Name

Last Name :

DAS

Year :

2010 *

District Where Registered :

All *

Security Code:

H7B6Z3 *

R5U5Z8 

Service Count: 2,29,44,787

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

KALYAN

Search Within Name

Last Name :

DAS

Year :

*

2011

District Where Registered :

*

All

Security Code:

*

F6T2N4

H7B6Z3



Service Count: 2,29,44,776

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

KALYAN

Search Within Name

Last Name :

DAS

Year :

2012

District Where Registered :

All

Security Code:

P5U5U9

F6T2N4



Service Count: 2,29,44,764

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

KALYAN

Search Within Name

Last Name :

DAS

Year :

2013

District Where Registered :

All

Security Code:

X9H5V4

J3T8D4



Service Count: 2,29,44,495

Display

Real time search Save as Excel

Name & Address	Status & Transaction	Deed Details	View Property
<p>Kalyan Das Son of Lt. Manahar Das 24 Ashutosh Pally District: South 24-Parganas, PS: Patuli Pin: 700084, State: WEST BENGAL, Country: India</p>	<p>Status: Vendor Transaction: Sale, Development Agreement or Construction agreement Deed Registered in: D.S.R. - IV SOUTH 24-PARGANAS</p>	<p>Deed No: I-160408150/2013 Volume No: 41, Page No: 3886 to 3907 Date of Registration: 24/10/2013 Date of Completion: 29/10/2013 Date of Delivery: 30/10/2013 Query No: 1604017837 /2013 Serial No: 160408281 /2013</p>	<p>View</p>
<p>Kalyan Das Son of Lt. Manahar Das 24 Ashutosh Pally District: South 24-Parganas, PS: Patuli Pin: 700084, State: WEST BENGAL, Country: India</p>	<p>Status: Vendor Transaction: Sale, Development Power of Attorney after Registered Development Agreement Deed Registered in: D.S.R. - IV SOUTH 24-PARGANAS</p>	<p>Deed No: I-160408151/2013 Volume No: 41, Page No: 3908 to 3919 Date of Registration: 24/10/2013 Date of Completion: 29/10/2013 Date of Delivery: 30/10/2013 Query No: 1604017844 /2013 Serial No: 160408282 /2013</p>	<p>View</p>

GRIPS (<https://wbifms.gov.in/GRIPS/>)

Finance Department (<http://www.wbfin.nic.in/>)
 Government of West Bengal

iFMS (<https://www.wbifms.gov.in/>)
 WEST BENGAL



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

KALYAN

Search Within Name

Last Name :

DAS

Year :

2014

District Where Registered :

All

Security Code:

J3T8D4

W3Q3C8



Service Count: 2,29,44,521

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

KALYAN

Search Within Name

Last Name :

DAS

Year :

*

2015

District Where Registered :

*

All

Security Code:

*

W3Q3C8

A8V5T2



Service Count: 2,29,44,535

No Record Found

Display



Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

(*) marked items are mandatory

First Name :

*

KALYAN

Search Within Name

Last Name :

DAS

Year :

*

2016

District Where Registered :

*

All

Security Code:

*

A8V5T2

U7X4E8



Service Count: 2,29,44,565

No Record Found

Display



Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

KALYAN

Search Within Name

Last Name :

DAS

Year :

*

2017

District Where Registered :

*

All

Security Code:

*

U7X4E8

T8A22



Service Count: 2,29,44,614

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

KALYAN *

Search Within Name

Last Name :

DAS

Year :

2018 *

District Where Registered :

All *

Security Code:

T8A22 *

L8D5T6 

Service Count: 2,29,44,728

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name : *

KALYAN

Search Within Name

Last Name :

DAS

Year : *

2019

District Where Registered : *

All

Security Code: *

S6Y4Y5

L8D5T6



Service Count: 2,29,44,733

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

Search Within Name

Last Name :

Year :

*

District Where Registered :

*

Security Code:

*



Service Count: 2,29,44,694

No Record Found



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

*

KALYAN

Search Within Name

Last Name :

DAS

Year :

*

2021

District Where Registered :

*

All

Security Code:

*

L8D5T6

U4L9M2



Service Count: 2,29,44,744

No Record Found

Display



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

KALYAN

Search Within Name

Last Name :

DAS

Year :

2022

District Where Registered :

All

Security Code:

U4L9M2

P5U5U9



Service Count: 2,29,44,757

No Record Found

Display



Search of Registration made : By Seller/Buyer/Party Name

**** For all computerized deeds**

(*) marked items are mandatory

First Name :

KALYAN

Search Within Name

Last Name :

DAS

Year :

2022

District Where Registered :

All

Security Code:

Z4S4X8

G2J8L4



Service Count: 2,83,67,981

No Record Found



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Seller/Buyer/Party Name

** For all computerized deeds

(*) marked items are mandatory

First Name :

*

KALYAN

Search Within Name

Last Name :

DAS

Year :

*

2023

District Where Registered :

*

All

Security Code:

*

N8G9H6

N8J87



Service Count: 2,83,67,830

No Record Found