

Abhishek Chatterjee

**Advocate
Calcutta High Court**

Residence & Chamber :-
30/46, Nayapatty Road, Kolkata - 700055
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Call :- 9775072973 / 9674631239

Date: 06.06.2023

No Encumbrances Certificate and detailed report on title

Ref. : An area of **ALL THAT** piece and parcel of revenue paying vacant proposed "Bastu" land recorded in the R.O.R. as "Shali", measuring an area of 23 Decimals equivalent to 13 Cottahs 14 Chittacks 28.8 sq.ft be the same a little more or less comprised in R.S. and L.R. Dag No.: 169. under R.S. Khatian No.: 162, corresponding to L.R. Khatian Nos.: 5. 505. 562, 6461, 755/ 848, 849. 1272 at present L.R. Khatian No.: 1108, at Mouza: Chhapna, J.L. No.: 35, Police Station formerly Rajarhat at present New Town, Kolkata - 700156. District - North 24 Parganas, within the limits of the Patharghata Gram Panchayet. the said Property: **For Project Approval.**

I have caused necessary searches in the Sub Registry Office at Rajarhat for the period from 20098 to 2023 AND in the District Registry Office at Barasat for a period from 2009 to 2023 And Additional Registrar of Assurances, Kolkata in respect of the aforesaid Property in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

WHEREAS by and under one Registered Deed of Conveyances, being No.: 7350 for the year 2015, dated 03.07.2015, registered in the office of the A.D.S.R. Rajarhat at New Town, the present Landowner of the land measuring an area of 14.88 Decimals, equivalent to 9 Cottahs of land, purchased from its original owners Dilip Kumar Mondal and Asit Kumar Mondal @ Asit Mondal.

AND WHEREAS subsequent thereto, their occurred certain mistakes in the said registered Deed being Deed No.: 7350 for the year 2015, for which there was executed Registered Deed of Declaration on 02.02.2018, registered in A.R.A.-IV, Kolkata, Being No. 1001 for the year 2018, thereby correcting the boundary discrepancies occurring in such deed, that the said Dilip Kumar Mondal and Asit Kumar Mondal @ Asit Mondal further on 02.02.2018 executed and registered a further Deed of Conveyance in favour of **MD IMRAN** the **Landowner** in respect of the land measuring an area of 1.02 decimals by virtue of a registered Deed No.: 1005. for the year 2018 registered in the office of A.R.A.-IV, Kolkata. Thus from Dilip Kumar Mondal and Asit Kumar Mondal @ Asit Mondal transferred 15.90 Decimals of lands to the present Landowner by virtue of above said Deeds.

AND WHEREAS MD IMRAN the **Landowner** purchased 1.64 decimals of lands from Md. Chhadam All and Sia others by virtue of a registered Deed of Conveyance being No.: 8197, dated 17.08.2017, registered in the Office of the A.D.S.R. Rajarhat. On the same date i.e. 17.08.2017 the present Landowner purchased 0.95 decimals of land from Hanif Molla Hanif Mohammad, by virtue of a Registered Deed of Sale being 8190 dated 17.08.2017, registered in the Office of the A.D.S.R. Rajarhat. Thereafter the present Landowner purchased 0.66 decimals of lands from MohalalBibi and Another by virtue of a registered Deed of Conveyance being No.: 8212 for the year 2017, registered in the Office of A.D.S.R. Rajarhat on 17.08.2017 and 0.40 decimals of land, by another registered Deed of Conveyance dated 05.02.2018, being No.: 1421 for the year 2018, registered in the Office of the A.D.S.R. Rajarhat, from Giyasuddin Molla.

AND WHEREAS MD IMRAN the **Landowner** further purchased 3.08 decimals of lands from Sukur Ali Molla by virtue of registered Deed of Conveyance being No.: 5898 for the year 2018, dated 23.05.2018, registered in the office of the A.D.S.R. Rajarhat.

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AND WHEREAS thereafter **MD IMRAN** the **Landowner** further was bestowed from his wife namely Hena Parween, a land measuring 1.65 decimals, by virtue of a registered Deed of Gift, being No.: 6230 for the year 2018, registered before the Office of the A.D.S.R. Rajarhat on 01.06.2018. that by virtue of such aforesaid transfer the present Landowner became the owner of the mentioned land and recorded his name in the L.R.R.O.R. being L.R. Khatian No.: 1108 and has been e Land Revenue to the concerned B.L.&L.R.O. and the present Landowner has every right and absolute authority to transfer his property to any other third party.

AND WHEREAS MD IMRAN the **Landowner** during the period of purchase by way of successive transfers from the original owners of the land duly applied for converting the nature of the land from 'Shall' to 'Bastu' and accordingly by Memo No.: S/24/Conv.-52/7012940/SDL-BST/2017 dated 16.10.2017, the concerned S.D.L and L.R.O., Barasat, North 24 Parganas allowed the conversion in respect of 15 decimals of land out of the said 23 decimals of land and subsequently on application of **MD IMRAN** the **Landowner** upon completion of purchase of the entire quantum of land and of the present Agreement, the conversion B.L. & LRO and Rajarhat, North 24 Parganas allowed the conversion of the remaining 8 decimals of land from 'Shall' to 'Bastu', vide its Memo No.: CON/183113.L & L.R.O. Rajarhat dated 24.01.2020 and at present the entire First Schedule below land stands converted from its original recorded nature of 'Shall' to 'Bastu'. It is further mentioned here that after conversion the L.A.R.O.R. of L.R. Khatian No.: 1108 of Mouza: Chhapna in the name of the present- Landowner is yet to be modified in terms of such conversion.

AND WHEREAS MD IMRAN the **Landowner** intended to develop his property, which more fully mentioned in the First Schedule hereunder written, by erecting a proposed multi storied building thereon after obtaining sanctioned building plan from the authority concerned.

AND WHEREAS on coming to know the said intention of **MD IMRAN** the **Landowner**, **SRI RAM DEVELOPER**, a proprietorship Firm, having its registered office address at 563, Dum Dum Park, P.O. Bangur Avenue, Police Station - Lake Town, Kolkata 700055, District - North 24 Parganas, represented by its Sole Proprietor **SRI JAYDEEP CHATTERJEE**, S/o Late Samir Kumar Chatterjee, the **Developer** approached the Landowner for the execution and completion of the Proposed work of Development on the said property as a Developer and on such terms and conditions as mutually agreed upon by and between the parties in Development Agreement which was Recorded in Book No. I, Being No. 04148, Registered in the office of ADSR - Rajarhat, For the year 2022.

By the foregoing events and in fact, it is clear that, this property is free from all sorts of encumbrances, charges, liabilities 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 fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

ABHISHEK CHATTERJEE

Advocate

Calcutta High Court

NB-1962/2013



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search of Registration made : By Transacted Property Details

** For all computerized deeds

(*) marked items are mandatory

Property District *

North 24-Parganas

Property Thana: *

Rajarhat

Localbody: *

Gram Panchayat

Year

District where Registered:

All

Road Wise Search Mouza Wise Search

Mouza: *

Chhapna

Plot No:

LR

00169

/ Bata No

Security Code:

j9p5g3

W5N6L9



Click to view the index of the following offices for the period mentioned below

Office	Period
D.S.R. - I NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
D.S.R. - II NORTH 24-PARGANAS	01-01-2003 to 07-05-2007
A.D.S.R. BARASAT	01-01-2003 to 07-05-2007
A.D.S.R. BIDHAN NAGAR	01-01-2001 to 02-05-2007

Service Count: 3,21,39,489

Click to Hide Search Criteria

****Updated Data****

Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property	Other Details	View Party
District: North 24-Parganas, PS; Rajarhat, Mouza: Chhapna, Gram Panchayat: PATHARGHATA, Deed Registered in: A.R.A. - IV KOLKATA	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: LR- 00169/00000 Khatian: 00848/00	Area of Land: 14.88000000 decimal	Deed No: I- 190401001/2018 Volumne: , Page: 56812 - 56824 Date of Registration: 02/02/2018 Date of Completion: 15/02/2018 Date of Delivery: 17/02/2018 Query No: 19040000157723/2018 Serial No: 1904000938/2018	View
District: North 24-Parganas, PS; Rajarhat, Mouza: Chhapna, Gram Panchayat: PATHARGHATA, Deed Registered in: A.R.A. - IV KOLKATA	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: LR- 00169/00000 Khatian: 00848/00	Area of Land: 1.02000000 decimal	Deed No: I- 190401005/2018 Volumne: , Page: 59119 - 59140 Date of Registration: 02/02/2018 Date of Completion: 16/02/2018 Date of Delivery: 17/02/2018 Query No: 19040000121518/2018 Serial No: 1904000940/2018	View

District: North
24-Parganas,
PS; Rajarhat,
Mouza:
Chhapna, Gram
Panchayat:
PATHARGHATA,

Property
Type: Land
Transaction:
[0903]
Declaration,
Cancellation
of
Agreement /
Declaration

Plot No: LR-
00169/00000
Khatian:
01108/00

Area of Land:
23.00000000
decimal

Deed No: I-
152312018/2021
Volumne: , Page:
502301 - 502320
Date of Registration:
29/09/2021
Date of Completion:
07/10/2021

[View](#)

Deed
Registered in:
A.D.S.R.
RAJARHAT

Query No:
15233001819581/2021
Serial No:
1523012154/2021

District: North
24-Parganas,
PS; Rajarhat,
Mouza:
Chhapna, Gram
Panchayat:
PATHARGHATA,

Property
Type: Land
Transaction:
[0110] Sale,
Development
Agreement
or
Construction
agreement

Plot No: LR-
00169/00000
Khatian:
01108/00

Area of Land:
23.00000000
decimal

Deed No: I-
152304148/2022
Volumne: , Page:
180185 - 180237
Date of Registration:
04/03/2022
Date of Completion:
11/03/2022

[View](#)

Deed
Registered in:
A.D.S.R.
RAJARHAT

Query No:
15232000589120/2022
Serial No:
1523004111/2022

District: North
24-Parganas,
PS; Rajarhat,
Mouza:
Chhapna, Gram
Panchayat:
PATHARGHATA,

Property
Type: Land
Transaction:
[0138] Sale,
Development
Power of
Attorney
after
Registered
Development
Agreement

Plot No: LR-
00169/00000
Khatian:
01108/00

Area of Land:
23.00000000
decimal

Deed No: I-
152304167/2022
Volumne: , Page:
180823 - 180844
Date of Registration:
04/03/2022
Date of Completion:
11/03/2022

[View](#)

Deed
Registered in:
A.D.S.R.
RAJARHAT

Query No:
15238000704913/2022
Serial No:
1523004128/2022

District: North
24-Parganas,
PS: Rajarhat,
Mouza:
Chhapna, Gram
Panchayat:
PATHARGHATA,

Deed
Registered In:
A.D.S.R.
RAJARHAT

Property
Type: Land
Transaction:
[0902]
Declaration,
Agreement
relating to
Immovable
Property

Plot No: LR-
00169/00000
Khatian:
01108/00

Area of Land:
23.00000000
decimal

Deed No: I-
152310439/2022
Volumne: , Page:
427328 - 427356
Date of Registration:
24/06/2022
Date of Completion:
27/06/2022

View

Query No:
15233001688540/2022
Serial No:
1523010295/2022

District: North
24-Parganas,
PS: Rajarhat,
Mouza:
Chhapna, Gram
Panchayat:
PATHARGHATA,,
Floor No : 0

Deed
Registered in:
A.D.S.R.
RAJARHAT

Property
Type:
Apartment
Transaction:
[0902]
Declaration,
Agreement
relating to
Immovable
Property

Plot No: LR-
169
Khatian:
01108

Flat/Apartment:
136.8 sq.ft.

Deed No: I-
152310439/2022
Volumne: , Page:
427328 - 427356
Date of Registration:
24/06/2022
Date of Completion:
27/06/2022

View

Query No:
15233001688540/2022
Serial No:
1523010295/2022

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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

Land & Land Reforms (<http://banglarbhumi.gov.in/>)
WWW.BANGLARBHUMI.GOV.IN

SILPASATHI (<https://silpasathi.wb.gov.in/>)
Ease of Doing Business
Single Window Services for Business

india.gov.in (<http://india.gov.in/>)
national portal of india

Site Map ([../site_map.aspx](http://site_map.aspx))

File View

Party

Name & Address	Status & Transaction	Deed Details
JAYDEEP CHATTERJEE District: North 24-Parganas, PS: Lake Town, Pin: 700055, State: West Bengal,, Country: India,	Status: Representative (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I-152304148/2022 Volume No: 1523-2022, Page No: 180185 to 180237 Date of Registration: 04/03/2022 Date of Completion: 11/03/2022 Query No: 15232000589120/2022 Serial No: 1523004111/2022
MD IMRAN Son of Late MAHFUZUL RAHAMAN District: North 24-Parganas, PS: New Town, Pin: 700156, State: West Bengal,, Country: India,	Status: Land Lord Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I-152304148/2022 Volume No: 1523-2022, Page No: 180185 to 180237 Date of Registration: 04/03/2022 Date of Completion: 11/03/2022 Query No: 15232000589120/2022 Serial No: 1523004111/2022
SAI RAM DEVELOPER District: North 24-Parganas, PS: Lake Town, Pin: 700055, State: West Bengal,, Country: India,	Status: Organization (Developer) Transaction: [0110] Sale, Development Agreement or Construction agreement Deed Registered in: A.D.S.R. RAJARHAT	Deed No: I-152304148/2022 Volume No: 1523-2022, Page No: 180185 to 180237 Date of Registration: 04/03/2022 Date of Completion: 11/03/2022 Query No: 15232000589120/2022 Serial No: 1523004111/2022