

No. REGN BB 228571

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 3071

2. Date of application ..... 14/15/24

3. Search for the year (s) ..... 2024

4. Name of office to which the record to be searched or inspected relates ..... M

Name of person or property to be searched ..... I

Nature of document ..... W

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... Tentuberia

N 835, 836 b-268, 69

From whom received ..... D. Bhattacharya

Fees paid under Article —

30 +

- (i)
- (ii)

..... Registrar of .....

NO. REG. IN 228271

Receipt for Fee Deposited in Court or Institution



Reference is made to the receipt for fee deposited in Court or Institution in the case of the above document.

70/10/2011

11/11/2011

11/11/2011

11/11/2011

Government of West Bengal  
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 09-05-2024

<b>Serial No of Application</b>	1604007773/2024	<b>Search No</b>	1604007773/2024
<b>Search for the Years</b>	From 2003 To 2024	<b>Record Available</b>	From 23/02/2009 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: RS- 00835		
<b>From whom Received</b>	D Bhattacharya		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 21/-	

**Search Result:** No Record Found

( Mr Anupam Halder )  
D.S.R. - IV SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



Government of West Bengal  
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 09-05-2024

<b>Serial No of Application</b>	1604007774/2024	<b>Search No</b>	1604007774/2024
<b>Search for the Years</b>	From 2003 To 2024	<b>Record Available</b>	From 23/02/2009 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: RS- 00836		
<b>From whom Received</b>	D Bhattacharya		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 21/-	

**Search Result:** No Record Found

( Mr Anupam Halder )  
D.S.R. - IV SOUTH 24-PARGANAS  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS



Government of West Bengal  
Office of the SONARPUR (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 10-05-2024

<b>Serial No of Application</b>	1608010110/2024	<b>Search No</b>	1608010110/2024
<b>Search for the Years</b>	From 2003 To 2014	<b>Record Available</b>	From 13/02/2008 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: RS- 00835		
<b>From whom Received</b>	D Bhattacharya		
<b>Fees Paid under Articles</b>	F1(i) 2 /-	F1(ii) 11 /-	

**Search Result:** No Record Found

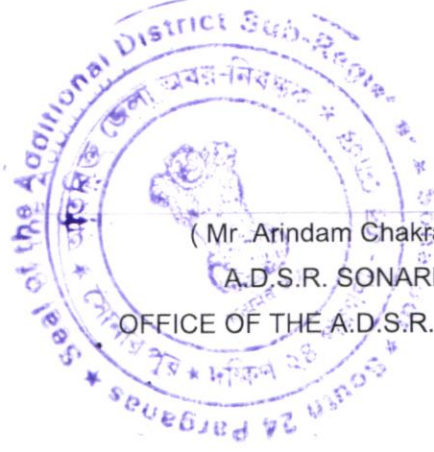


Government of West Bengal  
Office of the SONARPUR (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 10-05-2024

<b>Serial No of Application</b>	1608010111/2024	<b>Search No</b>	1608010111/2024
<b>Search for the Years</b>	From 2003 To 2024	<b>Record Available</b>	From 13/02/2008 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: RS- 00836		
<b>From whom Received</b>	D Bhattacharya		
<b>Fees Paid under Articles</b>	F1(i) 2 /-	F1(ii) 21 /-	

**Search Result: No Record Found**



( Mr .Arindam Chakraborty )

A.D.S.R. SONARPUR

OFFICE OF THE A.D.S.R. SONARPUR

Government of West Bengal  
Office of the GARIA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 10-05-2024

**Serial No of Application** 1629001997/2024 **Search No** 1629001997/2024  
**Search for the Years** From 2014 To 2024 **Record Available** From 13/11/2014 onwards  
**Property to be Searched** District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00835  
**From whom Received** D Bhattejee  
**Fees Paid under Articles** F1(i) 2/- F1(ii) 10/-

**Search Result:**

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Floor No : 2, Flat No : A 202	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-835, LR-837 Khatian: 02937	Flat/Apartment: 827 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-162902227/2016, Query No: 16290000896634/2016, Serial No: 1629002738/2016, Page: 47517 - 47547, Date of Registration: 30/06/2016, Date of Completion: 30/06/2016, Date of Delivery: 30/06/2016		
2	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Purba Tentulberia road, , Floor No : 1, Flat No : C 203	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-835, LR-837 Khatian: 02937	Flat/Apartment: 770 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-162901775/2023, Query No: 16292001009495/2023, Serial No: 1629001780/2023, Page: 50759 - 50790, Date of Registration: 27/04/2023, Date of Completion: 27/04/2023,		
3	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Purba Tentulberia road, , Floor No : 1, Flat No : B 202	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-835, LR-837 Khatian: 02937	Flat/Apartment: 1178 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-162903008/2023, Query No: 16292001606517/2023, Serial No: 1629003012/2023, Page: 78870 - 78901, Date of Registration: 22/06/2023, Date of Completion: 22/06/2023,		
4	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Gangajoara Road, , Floor No : 1, Flat No : A 101	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-835, LR-835, LR-837, LR-837 Khatian: 02937	Flat/Apartment: 1219 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-162904597/2018, Query No: 16290001410895/2018, Serial No: 1629005034/2018, Page: 157956 - 157989, Date of Registration: 01/10/2018, Date of Completion: 26/11/2018, Date of Delivery: 13/12/2018		
5	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Gangajoara Road, , Floor No : 0	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-835, LR-835, LR-837, LR-837 Khatian: 02938	Covered Garage: 135 sq.ft.
<b>Deed Details :</b>		Deed No: I-162904597/2018, Query No: 16290001410895/2018, Serial No: 1629005034/2018, Page: 157956 - 157989, Date of Registration: 01/10/2018, Date of Completion: 26/11/2018, Date of Delivery: 13/12/2018		
6	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Purba Tentulberia road, , Floor No : 2, Flat No : B201	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: LR-835, LR-837 Khatian: 02936	Flat/Apartment: 927 sq.ft.(Super Build Area)
<b>Deed Details :</b>		Deed No: I-162901476/2021, Query No: 16292000449850/2021, Serial No: 1629001435/2021, Page: 66767 - 66805, Date of Registration: 01/03/2021, Date of Completion: 12/03/2021,		





7 District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Purba Tentulberia road, , Ward:  
004, Holding: 754, Floor No : 2, Flat No  
: C201

Property Type: Apartment  
Transaction: [0101] Sale, Sale  
Document

Plot No: LR-835,  
LR-837  
Khatian: 02936

Flat/Apartment: 1043  
sq.ft.(Super Build Area)

**Deed Details :**

Deed No: I-162905775/2022, Query No: 16292002825455/2022, Serial No:  
1629005727/2022, Page: 177276 - 177306, Date of Registration: 26/09/2022, Date  
of Completion: 12/10/2022,

( Mr Krishnendu Talukdar )

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA





Government of West Bengal  
Office of the GARIA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 10-05-2024

<b>Serial No of Application</b>	1629001998/2024	<b>Search No</b>	1629001998/2024
<b>Search for the Years</b>	From 2014 To 2024	<b>Record Available</b>	From 13/11/2014 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00836		
<b>From whom Received</b>	D Bhattejee		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 10/-	
<b>Search Result:</b>	<b>No Record Found</b>		

( Mr Krishnendu Talukdar )

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA





# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : 16/05/2024...

## NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **4 (four) cottahs 7 (seven) chittacks 10 (ten) sq. ft.** be the same a little more or less in Mouza- Tentulberia, J.L. No.- 44, R.S. Khatian No.- 268 & 69, L.R. Khatian No. 181, R.S. Dag No. 835 & 836, corresponding to L.R. Dag No.- 851 & 852,  **Holding No. 254, Purba Tentulberia**, under Additional District Sub. Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under Ward No.- 4 of Rajpur Sonarpur Municipality, District- South 24 Parganas.

### PRESENT LAND OWNER:-

**SRI TARUN KUMAR MALLIK** son of- Late Tarapada Mallik, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 16, Nivedita Sarani, P.O. Panchpota, P.S.- Narendrapur, Kolkata- 700152.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the last 21 (twenty one) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

## **MY REPORT IS AS FOLLOWS:-**

1. Motilal Naskar, son of- Nimai Chandra Naskar, Ratan Chandra Naskar, Niranjan Naskar, Nirapada Naskar, Dibyendu Naskar, all sons of- Dukhi Ram Naskar and Sushila Naskar, wife of- Late Haripada Naskar jointly sold the land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia to Sankar Narayan Saha by virtue of 2 (two) separate Deed of Conveyance both registered on 01.08.1975 before Sub. Registrar, Sonarpur and one recorded in Book No. I, Volume No. 53, Pages from 170 to 174, Being No. 3550 for the year 1975 and another recorded in Book No. I, Volume No. 53, Pages from 175 to 178, Being No. 3551 for the year 1975;
2. On 25.07.1986, Sankar Narayan Saha sold the said land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia to Subhas Chandra Ghosh & Dipak Kumar Ghosh, both sons of- Dharendra Nath Ghosh by virtue of a Deed of Conveyance registered before District Sub.

h

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

*Re. : .....*

*Date : .....*

Registrar, Alipore and recorded in Book No. I, Volume No. 261, Pages from 312 to 319, Being No. 13448 for the year 1986;

3. Subhas Chandra Ghosh & Dipak Kumar Ghosh while enjoying the said land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia jointly sold the same to Tarun Kumar Mallik (the present Landowner) by virtue of a Sale Deed registered on 18.05.1990 before District Sub. Registrar, Alipore and recorded in Book No. I, Volume No. 180, Pages from 283 to 292, Being No. 7525 for the year 1990 and after purchasing the said land as mentioned hereinabove Tarun Kumar Mallik (the present Landowner) mutated his name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality.
4. With an intention to construct a multi-storied building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on his said land, as mentioned hereinabove Tarun Kumar Mallik (the present Landowner) entered into a Development Agreement with The Nest

h

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

Infrastructure, a Partnership Firm having its registered office at- 3257, Nayabad, P.O. & P.S.- Panchasayar, Kolkata- 700094 and represented by its Partners namely (1) Soumendu Naha, son of- Bibhu Ranjan Naha, (2) Premangsu Das, son of- Late Sunil Das, (3) Swadesh Das, son of- Nitya Ranjan Das & (4) Nandita Saha, wife of- Somnath Saha which was registered on 27.08.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, page from 137551 to 137606, Being No. 4218, for the year 2019 and for smooth running of the said construction work, Tarun Kumar Mallik (the present Landowner) executed a Development Power of Attorney after registered Development Agreement in favour of The Nest Infrastructure which was registered on 27.08.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, page from 137607 to 137639, Being No. 4219, for the year 2019;

5. By virtue of the above-mentioned Development Agreement and Development Power of Attorney after registered Development Agreement, The Nest Infrastructure obtained a sanctioned Building plan bearing sanction no. 72/CB/04/89 dated 01.10.2020 duly sanctioned by Rajpur



# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

*Re. : .....*

*Date : .....*

Sonarpur Municipality in respect of the land mentioned hereinabove;

6. Due to some unavoidable circumstances, The Nest Infrastructure, could not carry out the construction proceedings as per the above-mentioned sanctioned building plan and also could not act as per the terms and conditions mentioned in the said Development Agreement dated 27.08.2019 and was not in a position to construct the building project and also duly expressed their unwillingness to construct the building on the land mentioned hereinabove and for this reason Tarun Kumar Mallik (the present Landowner) and The Nest Infrastructure have executed a Revocation of Development Agreement, which was registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2023, Pages 43855 to 43869, Being No. 1467 for the year 2023 and Tarun Kumar Mallik (the present Landowner) also executed a Revocation of Development Power of Attorney after registered Development Agreement, which was also registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. IV, Volume No. 1629-2023, Pages 467 to 478, Being No. 39 for the year 2023 and thus Tarun Kumar Mallik (the present Landowner) revoked both his previously executed Development Agreement (i.e. Deed No. 4218 of

6

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

2019) and Development Power of Attorney after registered Development Agreement (i.e. Deed No. 4219 of 2019) in favour of The Nest Infrastructure;

7. Thereafter, Tarun Kumar Mallik (the present Landowner) further entered into a Development Agreement with S.P. CONSTRUCTION (hereinafter referred to as the said Developer) which was registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2023, Pages 43870 to 43901, Being No. 1471 for the year 2023 and for smooth running of the construction work, Tarun Kumar Mallik (the present Landowner) executed a Development Power of Attorney after Registered Development Agreement in favour of the said Developer which was registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2023, Pages 43902 to 43925, Being No. 1472 for the year 2023;
8. By virtue of the above-stated Development Agreement as well as Development Power of Attorney after Registered Development Agreement the said Developer obtained a sanctioned building plan bearing No. **SWS-OBPAS/2207/2023/1532/ALT/1 dated 25.07.2023** from Rajpur Sonarpur Municipality in respect of the land as mentioned hereinabove;

5

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

9. The Said Land as mentioned hereinabove is earmarked for the purpose of building a G+3 storied residential building project comprising flats, car-parking spaces and the said project shall be known as **AASHRAY SHINE** at Holding No. **254, Purba Tentulberia**, under Ward No.- 4 of Rajpur Sonarpur Municipality;

I hereby certify that the above-mentioned land of the present Landowner herein is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments 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 restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

**Enclosure:-** Search Receipts.

*Dibakar Bhattacharjee*  
ADVOCATE