

No. REGN X 518218

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 5918 -
- 2. Date of application..... 5/2/18.
- 3. Search for the year(s)..... 1976 - 18.
- 4. Name of office to which the record to be searched or inspected relates..... DR + Sonarpur.
- 5. Name of person or property to be searched..... M Bardens fortabad.
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 2an 596 D - 879, 137.
- 8. From whom received..... T.K. Chakraborty
- 9. Fees paid under Article—
 F (1) (i)
 F (1) (ii)
 F (2)

607

Registrar of



No. REGN X 672518

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 6298-
- 2. Date of application..... 7/2/8
- 3. Search for the year(s)..... 1990-18.
- 4. Name of office to which the record to be searched or inspected relates..... J. K. Ali Post.
- 5. Name of person or property to be searched..... M. Bardens for a bid
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... K2-592-D-880, 883.
- 8. From whom received..... T. K. Chakraborty (Signature)
- 9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

60/-

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

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

Date of Application: 08-02-2018

Serial No of Application 1629000280/2018 Search No 1629000280/2018
Search for the Years From 2014 To 2018 Record Available From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-00879
From whom Received Mr T K CHAKRABARTI
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

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: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Plot No: RS-00879/00000 Khatian: 00596/00	Area of Land: 16.50000000 decimal (10 Katha)
Deed Details :		Deed No: I-162900301/2016, Query No: 16291000040855/2016, Serial No: 1629000365/2016, Page: 6318 - 6337, Date of Registration: 02/02/2016, Date of Completion: 02/02/2016, Date of Delivery: 04/02/2016		



(Mr. Abhijit Bera)
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: 08-02-2018

Serial No of Application 1629000281/2018 Search No 1629000281/2018
Search for the Years From 2014 To 2018 Record Available From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-00937
From whom Received Mr T K CHAKRABARTI
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

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: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: RS-00937/00000 Khatian: 00596/00	Area of Land: 4.12500000 decimal (2 Katha,8 Chatak) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903907/2015, Query No: 16290001025647/2015, Serial No: 1629004237/2015, Page: 43786 - 43797, Date of Registration: 04/12/2015, Date of Completion: 09/12/2015, Date of Delivery: 11/12/2015		
2	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, Municipality: RAJPUR-SONARPUR,	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No: RS-00937/00000 Khatian: 00596/00	Area of Land: 4.12500000 decimal (2 Katha,8 Chatak) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-162903908/2015, Query No: 16290001025618/2015, Serial No: 1629004238/2015, Page: 43798 - 43809, Date of Registration: 04/12/2015, Date of Completion: 09/12/2015, Date of Delivery: 11/12/2015		



(Mr Abhijit Bera)
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: 08-02-2018

Serial No of Application	1629000282/2018	Search No	1629000282/2018
Search for the Years	From 2014 To 2018	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-00880		
From whom Received	Mr T K CHAKRABARTI		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Abhijit Bera)
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: 08-02-2018

Serial No of Application	1629000283/2018	Search No	1629000283/2018
Search for the Years	From 2014 To 2018	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Barhans Fartabad, , Plot No: RS-00883		
From whom Received	Mr T K CHAKRABARTI		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 4/-	

Search Result: No Record Found

(Mr Abhijit Bera)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA



Ref. No. A.D.S.R. Sonarpur, Garia & D.R. Alipore

Date: 14/2/2018

Non-Encumbrances Search Certificate and detailed Report on Title.

Ref: An area of land admeasuring 41 Cottahs approx situate at Mouza-Barhansfartabad, J.L.No.47, Touzi No.209, R.S. Dag Nos. 879,880,883 & 937, R.S. Khatian Nos.596 & 597, P.S. Sonarpur, District-South 24-Parganas, under S.R.O.Sonarpur, ward No.29, Holding No.1601, Kalitala of Rajpur-Sonarpur Municipality.

Present Owners of the said Plot:-1) Netai Chandra Mondal, son of Late Jotish Chandra Mondal, 2) Sri Swapan Kumar Mondal alias Swapan Mondal, son of Late Jotish Chandra Mondal, 3) Smt. Ujjala Mondal, wife of Late Gopi Charan Mondal, 4) Sri Siddeshwar Mondal, son of Late Gopi Charan Mondal, 1 to 4 residing at Kalitala, Garia Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084 and (5) Smt. Nilima Sardar, wife of Sri Sarajit Sardar and daughter of Late Gopi Charan Mondal resident of 103/1, Brij East (near Khudiram Metro), P.O.Garia, P.S.Patuli, District-South 24-Parganas, Kolkata- 700 084.

I have caused necessary searches in the A.D.S.R. office at Sonarpur & Garia for the period from 1990 to 2018, in the District-Registry office at Alipore for a period from 1990 to 2018 and have inspected the settlement Records, JLRO mutation all other relevant documents in respect of the aforesaid property.

My report is as follows:-

I found that Jotish chandra Mondal and Satish Chandra Mondal were seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of properties of R.S.Khatian Nos. 596 & 597 including the land of R.S.Dag Nos. 879,880,883 & 937 of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarpur, District-24-Parganas as per Revisional Settlement records of rights and enjoying every right, title and interest over the said property without interruption, claim and demand whatsoever.

That the said Jotish Mondal and Satish Mondal executed a deed of partition regarding the properties of R.S.Khatian Nos. 596 & 597 of Barhansfartabad Mouza, J.L.No.47 on 20/7/1962 registered at S.R. Baruiপুর office and recorded in Book No.I, Volume No.87, Pages -111, being No. 7329 for the year 1962.

Tarun Kanti Chakrabarti
Tarun Kanti Chakrabarti
Advocate (853/95)
Baruiপুর Civil Court
Kolkata - 700 144

Ref. No.

Date 19/11/19

[2]

That after partition, the said Jotish Chandra Mondal being the second part of the said partition deed and he got the property in schedule "GA" of the said partition deed including the area of R.S.Dag Nos. 879, 880, 883 & 937 of Barhansfartabad Mouza, J.L. No. 47.

That after partition, the said Jotish Chandra Mondal gave the land measuring 43 decimals including the area of 12 decimals out of 24 decimals of R.S.Dag No. 883 of R.S.Khatian No. 597 and 15 decimals out of 30 decimals of R.S.Dag No. 937 of R.S.Khatian No. 597 of Barhansfartabad Mouza, J.L. No. 47 on 23/11/1984 to **SRI NETAI CHANDRA MONDAL** as a settlement deed and registered at S.R. Sonarpur office and recorded in Book No. I, Volume No. 38, Pages- 463 to 470, being No. 4520 for the year 1984.

That after partition, the said Jotish Chandra Mondal gave the land measuring $44\frac{1}{4}$ decimals including the area of 14 decimals out of 28 decimals of R.S.Dag No. 879 of R.S.Khatian No. 596 and $8\frac{1}{2}$ decimals out of 17 decimals of R.S.Dag No. 880 of R.S.Khatian No. 597 of Barhansfartabad Mouza, J.L. No. 47 on 23/11/1984 to **SRI GOPICHARAN MONDAL** as a settlement deed and registered at S.R. Sonarpur office and recorded in Book No. I, Volume No. 38, Pages- 471 to 478, being No. 4521 for the year 1984.

That after partition, the said Jotish Chandra Mondal gave the Properties including the area of $8\frac{1}{2}$ decimals out of 17 decimals of R.S.Dag No. 880 of R.S.Khatian No. 597 and 14 decimals out of 28 decimals of R.S.Dag No. 879 of R.S.Khatian No. 596 of Barhansfartabad Mouza, J.L. No. 47 on 23/11/1984 to **SRI BASUDEB MONDAL** as a settlement deed and registered at S.R. Sonarpur office and recorded in Book No. I, Volume No. 38, Pages- 479 to 486, being No. 4522 for the year 1984.

That after partition, the said Jotish Chandra Mondal gave the land measuring 43 decimals including the area of 12 decimals out of 24 decimals of R.S.Dag No. 883 of R.S.Khatian No. 597 and 15 decimals out of 30 decimals of R.S.Dag No. 937 of R.S.Khatian No. 596 of Barhansfartabad Mouza, J.L. No. 47 on 23/11/1984 to **SRI SWAPAN KUMAR MONDAL** as a settlement deed and registered at S.R. Sonarpur office and recorded in Book No. I, Volume No. 38, Pages- 487 to 494, being No. 4523 for the year 1984.

Tarun Kanti Chakrabarti
Advocate (853/95)
Baruipur Civil Court
Kolkata- 700144

Ref. No.....

[3]

Date 19/11/18

That after the death of Jatish Chandra Mondal, the said **SRI NETAI CHANDRA MONDAL** became the absolute owner of the aforesaid properties including the area of 12 decimals out of 24 decimals of R.S.Dag No.883 of R.S.Khatian No.597 and 15 decimals out of 30 decimals of R.S.Dag No.937 of R.S.Khatian No.597 of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarapur, District-South 24-Parganas.

That after the death of Jatish Chandra Mondal, the said **SRI GOPICHARAN MONDAL** became the absolute owner of the aforesaid properties including the area of 14 decimals out of 28 decimals of R.S.Dag No.879 of R.S.Khatian No.596 and $8\frac{1}{2}$ decimals out of 17 decimals of R.S.Dag No.880 of R.S.Khatian No.597 of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarapur, District-South 24-Parganas..

That after the death of Jatish Chandra Mondal, the said **SRI BASUDEB MONDAL** became the absolute owner of the aforesaid properties including the area of $8\frac{1}{2}$ decimals out of 17 decimals of R.S.Dag No.880 of R.S.Khatian No.597 and 14 decimals out of 28 decimals of R.S.Dag No.879 of R.S.Khatian No.596 of Barhansfartabad Mouza, J.L.No.47.

That after the death of Jatish Chandra Mondal, the said **SRI SWAPAN KUMAR MONDAL @ SWAPAN MONDAL** became the absolute owner of the aforesaid properties including the area of 12 decimals out of 24 decimals of R.S.Dag No.883 of R.S.Khatian No.597 and 15 decimals out of 30 decimals of R.S.Dag No.937 of R.S.Khatian No.596 of Barhansfartabad Mouza, J.L.No.47 and also he got the property recorded in his name in Municipal record(vide Holding No.1951 Kalitala) and paid the tax upto date.

That the said Sri Basudeb Mondal sold the land measuring $12\frac{3}{4}$ decimals including the area of $4\frac{1}{2}$ decimals in out of $8\frac{1}{2}$ out 17 decimals in Dag No.880, R.S.Khatian No.597 of Barhansfartabad Mouza, J.L.No.47 on 9/9/1987 to **SRI GOPICHARAN MONDAL** registered at Sonarapur A.D.S.R.office and recorded in Book No.1, Volume No.54, Pages- 347 to 352, being No.4136 for the year 1987.

Tarun Kanti Chakrabarti
Advocate (853/95)
Baruipur Civil Court
Kolkata- 700144

Ref. No.....

[4]

Date 18/2/18


That the said **SRI GOPICHARAN MONDAL** became the absolute owner of the aforesaid properties $26\frac{1}{2}$ decimals (the split up of the land :- 14 decimals out of 28 decimals of R.S.Dag No.879 of R.S.Khatian No.596 + $12\frac{1}{2}$ decimals out of 17 decimals of R.S.Dag No.880 of R.S.Khatian No.597) of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarapur, District-South 24-Parganas. by purchase two separate sale deeds. and also he got the property recorded in his name in Municipal record(vide Holding No 1764 Kalitala) and paid the tax upto date.

That the said Sri Basudeb Mondal sold the land measuring 14 decimals equivalent to more or less 8 Cottahs 7 Chattaks 24 Sq.ft. out of 28 decimals in Dag No.879, R.S.Khatian No.596 of Barhansfartabad Mouza, J.L.No.47 on 9/9/1987 to **SMT. UJJALA MONDAL**, registered at Sonarapur A.D.S.R.office and recorded in Book No.I, Volume No.54, Pages- 353 to 358, being No.4137 for the year 1987.

That the said **SMT. UJJALA MONDAL** after purchasing the aforesaid property became the absolute owner of the aforesaid area 14 decimals equivalent to more or less 8 Cottahs 7 Chattaks.24 Sq.ft. out of 28 decimals in Dag No.879, R.S.Khatian No.596 of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarapur, District-South 24-Parganas.

That the said Sri Basudeb Mondal sold the land measuring $4\frac{1}{2}$ decimals equivalent to more or less 2 Cottahs 8 Chattaks including passage area out of 17 decimals in Dag No.880, R.S.Khatian No.597 of Barhansfartabad Mouza, J.L.No.47 on 9/9/1987 to **SRI NETAI CHANDRA MONDAL** registered at Sonarapur A.D.S.R.office and recorded in Book No.I, Volume No.54, Pages- 359 to 364, being No.4138 for the year 1987.

That the said **SRI NETAI CHANDRA MONDAL** became the absolute owner of the land measuring more or less 31 decimals (the split up of the land being :- 12 decimals out of 24 decimals of R.S.Dag No.883 of R.S.Khatian No.597 + 15 decimals out of 30 decimals of R.S.Dag No.937 of R.S.Khatian No.597 + $4\frac{1}{2}$ decimals out of 17 decimals of R.S.Dag No.880, R.S.Khatian No.597) of Barhansfartabad Mouza, J.L.No.47, P.S.Sonarapur, District-South 24-Parganas and also he got the property recorded in his name in Municipal record(vide Holding No.1691 Kalitala) and paid the tax upto date.


Tarun Kanti Chakrabarti
Advocate (853/95)
Barupur Civil Court
Kolkata- 700144

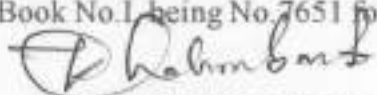
Ref. No.....

Date 15/3/18

[5]

That thus the said Gopi Charan Mondal, Sri Netai Charn Mondal and Sri Swapan Kumar Mondal alias Swapan Mondal are separately lawfully seized and possessed of or otherwise well and sufficiently entitled to all that land measuring more or less 89.25 decimals equivalent to more or less 53 Cottahs 13 Chattaks 26 Sq.ft. (the split up of the land being :- 28 decimals but an actual physical possession land measures more or less 26.25 decimals equivalent to more or less 15 Cottahs 14 Chattaks 4 Sq.ft. of R.S.Dag No. 879, R.S.Khatian No.596,+ 17 decimals but an actual physical possession land measures more or less 10 Cottahs 4 Chattaks 25 Sq.ft. R.S.Dag No. 880, R.S.Khatian No.597 + 24 decimals but an actual physical possession land measures more or less 14 Cottahs 8 Chattaks 14 Sq.ft. of R.S.Dag No.883, R.S.Khatian No.597 + 22 decimals out of 30 decimals but an actual physical possession land measures measuring more or less 13 Cottahs 2 Chattaks 28 Sq.ft. of R.S.Dag No.937, R.S.Khatian No.596) situated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, P.S. & A.D.S.R. office at Sonarpur, comprising in R.S.Dag Nos.879, 880, 883 & 937, appertaining to R.S.Khatian Nos.596 & 597, Holding Nos.1583, 1764, 1601 & 1951 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas.

That On 27 day of Sep. 2013, Sri GopiCharan Mondal, Sri Netai Chandra Mondal(Owner No.1 herein), Sri Swapan Kumar Mondal @ Swapan Mondal(Owner No.2 herein) & Smt. Ujjala Mondal(Owner No.3 herein) had entered into proposed Development Agreement in regard to all that piece and parcel of Land measuring 67.25 decimals (the split up of the land being :- 26.25 decimals equivalent to more or less 15 cottahs 14 Chattaks 4 Sq.ft. of R.S.Dag No.879(P), R.S.khatian no.596 plus 17 decimals equivalent to more or less 10 cottahs 4 Chattaks 25 Sq.ft. of R.S.Dag no.880, R.S.Khatian No. 597 plus 24 decimals equivalent to more or less 14 cottahs 8 chattaks 14 sq.ft. of R.S.Dag No.883, R.S.Khatian no. 597) along with structure standing thereon situated and lying at Mouza-Barhansfartabad, J.L.No.47, Holding Nos. 1951, 1601,1764 Kalitala Garia Station Road, Police Station Sonarpur under Ward No. 29of Rajpur-Sonarpur Municipality on terms conditions therein contained which was duly registered at D.S.R.-IV, Alipore on 27/09/2013 and recorded in Book No.I being No.7651 for the year 2013



Tarun Kanti Chakrabarti

Advocate (853/95)

Baruipur Civil Court

Kolkata-700144

Ref. No.....

Date 14/11/19


[6]

That the said Sri GopiCharan Mondal, Sri Netai Chandra Mondal(Owner No.1 herein), Sri Swapan Kumar Mondal @ Swapan Mondal(Owner No.2 herein) & Smt. Ujjala Mondal(Owner No.3 herein) executed a Development Power of Attorney in favour of M/S.PROGRESSIVE CO-ORDINATORS being represented by its two Partners, nemely SRI BIJOY GHOSH and SRI DIPANKR NASKAR, on 27/09/2013 registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D. Volume No.39, Pages- 3026 to 3045, being No.07652 for the year 2013.

That also on 27 day of Sep. 2013 , Sri Netai Chandra Mondal(Owner No.1 here in) & Sri swapan Kumar Mondal @ Swapan Mondal(Owner No.2 herein) had entered into proposed Development Agreement in regard to to all that piece and parcel of Land measuring more or less 22 decmals equivalent to more or less 13 Cottahs 2 chattaks 28 Sq.ft.of R.S.Dag No.937, R.S.Khatian No.596 along with structure standing thereon situated and lying at Mouza-Barhansfartabad, J.L.No.47, under Ward No. 29of Rajpur-Sonarpur Municipality,on terms conditions therein contained which was duly registered at D.S.R.-IV, Alipore on 27/09/2013 and recorded in Book No.I, being No.7649 for the year 2013.

That the said Sri Netai Chandra Mondal(Owner No.1 herein) & Sri Swapan Kumar Mondal @ Swapan Mondal(Owner No.2 herein) executed a Development Power of Attorney in favour of M/S.PROGRESSIVE CO-ORDINATORS being represented by its two Partners, nemely SRI BIJOY GHOSH and SRI DIPANKR NASKAR, on 27/09/2013 registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D. Volume No.39, Pages- 3007 to 3025, being No.07650 for the year 2013.

That the said **SRI GOPI CHARAN MONDAL, SRI NETAI CHANDRA MONDAL, SRI SWAPAN KUMAR MONDAL @ SWAPAN MONDAL and SMT. UJJALA MONDAL** amalgamated the holding Nos. 1951, 1601 & 1764 Kalitala Garia Station Road, Ward No.29, under Rajpur -Sonarpur Municipality regarding the land measuring more or less 89.25 decimals equivalent to more or less 53 Cottahs 13 Chattaks 26 Sq. ft. into one holding by two separate registered deed gift on 8/4/2014, registered at Sonarpur A.D.S.R.office and recorded in Book No.I,C.D. Volume No.7, Pages-4750 to 4767, being No.03503 for the year 2014 and Book No.I,C.D. Volume No.7, Pages-4731 to 4749, being No.03504 for the year 2014.


Tarun Kanti Chakrabarti
Advocate (853/95)
Barupur Civil Court
Kolkata- 700144

Ref. No.....

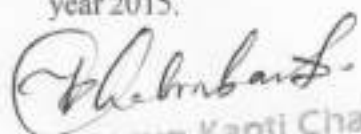
[7]

Date 14/2/18

That after amalgamation of three holdings into one holding, their names in the Assessment Register of the Rajpur-Sonarpur Municipality in respect of the aforesaid property and paying taxes regularly in their names to the said office of the Rajpur-Sonarpur Municipality in respect of the above mentioned landed property now being known numbered and distinguished as the Holding No. 1601 Kalitala Garia Station Road, P.S. Sonarpur, Kolkata-700 084, Ward No. 29, under the limits of the Rajpur-Sonarpur Municipality, District-South 24-Parganas.,

That thus the said Gopi Charan Mondal, Sri Netai Charn Mondal, Sri Swapan Kumar Mondal alias Swapan Mondal and Smt. Ujjala Mondal are lawfully seized and possessed of or otherwise well and sufficiently entitled to all that land measuring more or less 89.25 decimals equivalent to more or less 53 Cottahs 13 Chattaks 26 Sq. ft. (the split up of the land being :- 28 decimals but an actual physical possession land measures more or less 26.25 decimals equivalent to more or less 15 Cottahs 14 Chattaks 4 Sq. ft. of R.S.Dag No. 879, R.S.Khatian No. 596, + 17 decimals but an actual physical possession land measures more or less 10 Cottahs 4 Chattaks 25 Sq. ft. R.S.Dag No. 880, R.S.Khatian No. 597 + 24 decimals but an actual physical possession land measures more or less 14 Cottahs 8 Chattaks 14 Sq. ft. of R.S.Dag No. 883, R.S.Khatian No. 597 + 22 decimals out of 30 decimals but an actual physical possession land measures measuring more or less 13 Cottahs 2 Chattaks 28 Sq. ft. of R.S.Dag No. 937, R.S.Khatian No. 596) situated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No. 7, Touzi No. 109, Pargana-Medanmolla, P.S. & A.D.S.R. office at Sonarpur, comprising in R.S.Dag Nos. 879, 880, 883 & 937, appertining to R.S.Khatian Nos. 596 & 597, Holding No. 1601 Kalitala, Ward No. 29, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas.

That at the time of sanctioned building plan, the said Developer on behalf of the owners executed a Boundary declaration regarding the land measuring more or less 51 Cottahs 6 Chattaks 40 Sq. ft. instead of 53 Cottahs 13 Chattaks 26 Sq. ft. of land at Holding No. 1601 Kalitala, Ward No. 29, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, District-South 24-Parganas registered at Garia A.D.S.R. office and recorded in Book No. IV, C.D. Volume No. 1, Pages- 974 to 984, being No. 96 for the year 2015.



Tarun Kanti Chakrabarti
Advocate (853/95)
Baruipur Civil Court
Kolkata-700-144

Ref. No.....

Date 24/2/18

[8]

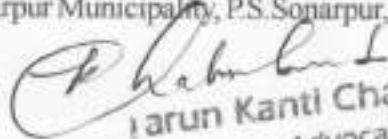
That In terms of the said two Principal Development Agreement dated 27-9-2013 and also amalgamation and also boundary declaration, the Developer on behalf of the Vendor obtained sanctioned building Plan of the land measuring more or less 51 Cottahs 6 Chattaks 40 Sq ft. at Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas Vide Sanction Plan No.297/CB/29/34 dated 14/05/2015 for construction of (G+IV) storied building at the Holding No. 1601, Kalitala, Ward No.29

That during subsistence of the said Development Agreement dated 27-09-2013 vide No. 7651 for the year 2013 said Gopi Charan Mondal had died intestate on 11-07-2014 leaving behind him wife, SMT. UJJALA MONDDAL, one Son, SRI SIDDHESHWAR MONDAL & one daughter, SMT. NILIMA SARDAR as his sole legal heirs and successors.

That upon demise of said Gopi Charan Mondal one Confirmation of Agreement /or Supplemental Agreement was executed between the Owner Nos. 3 to 5 herein and the Developer on 7-01-2016 in reference of the said Principal Development Agreement dated 27-09-20013(vide No.7651 for the year 2013) in the matter of development of the property as aforesaid.

That the said owner/Vendor No.3 executed a deed of gift on 02/02/2016 in favour Chairman Rajpur-Sonarpur Municipality regarding her share of the land measuring more or less 10 cottahs out of 26.25 decimals equivalent to more or less 15 Cottahs 14 chattaks 4 Sq.ft. of R.S.Dag No.879, R.S.Khatian No.596, registered at A.d.S.R.Garia and recorded in Book No.I, Volume No.1629-2016, Pages- 6318 to 6337, being No.00301 for the year 2016.

That after Muncipal gift, the said Owners became the absolute owners of the land measuring more or less 41 cottahs situated and lying at Mouza-Barhansartabad, J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, P.S. at Sonarpur, A.D.S.R.office at Garia comprising in R.S.Dag Nos.879, 880, 883 & 937, appertining to R.S.Khatian Nos.596 & 597, Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas.


Tarun Kanti Chakrabarti
Advocate (853/95)
Baruipur Civil Court
Kolkata- 700144

Ref. No.....

Date 14/2/2019

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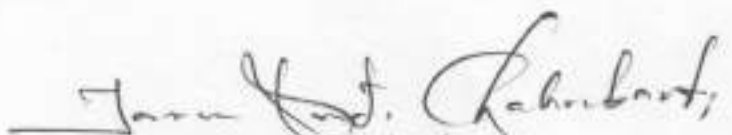
That the said Netai Chandra Mondal,, Sri Swapan Kumar Mondal ,Smt.Ujjala Mondal , Sri Siddeshwar Mondal, and Smt. Nilima Sardar,after receiving the aforesaid property became the the absolute owners of the aforesaid area of 8 Cottahs 11 Chattaks 5 Sq.ft of land as mentioned above and also they got the property recorded in their names Municipal office and B.L.& L.R.O office and paid the tax upto date.

That the said Developer on be half of the Owners also sanctioned a revised Sanctioned building plan on the said premises on 6/7/2017 vide sanctioned plan No.96/Rev./CB/29/43 for construction of (G+VII) and also (G+IV) storied building in three block for residential purposes and has been named "PROGRESSIVE PARADISE"

I hereby certify that the above mentioned land of Netai Chandra Mondal,, Sri Swapan Kumar Mondal ,Smt.Ujjala Mondal , Sri Siddeshwar Mondal, and Smt. Nilima Sarda is free from all sorts of encumbrances, charges, liabilities, liens , lispendents and attatchment of any kind whatsoever and the said property has an absoluutely clear, free and marketable title.

I also hereby certify that the above land is not hit by any restriction of urban land(Ceiling and Regulation)act, 1976 and the same is not under any claim of the CMDA and CIT and it is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.


Tarun Kanti Chakrabarti
Advocate (853/95)
Barulpur Civil Court
Kolkata- 700144