

NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:

Client Reference: UTPAL KUMAR PAL son of Late Hazari Lal Pal residing at Reckjuani, P.O. and P.S. Rajarhat, Kolkata- 700 135, District- 24 Parganas (North), West Bengal.

Property Reference: Mouza- Reckjuani, J.L.no- 13, Pargana- Kolkata, Touzi- 341B/1, R.S. Dag no- 1249, 1250 and 1252 corresponding to L.R. Dag no- 1249, 1250 and 1252, under L.R. Khatian no- 5524, 5525, 5526, 5527 & 5528, Police Station- Rajarhat, under Rajarhat Bishnupur- I Gram Panchayat, within the limit of District- 24 Pargana (North).

Land Area- 25 decimal as per Agreement.

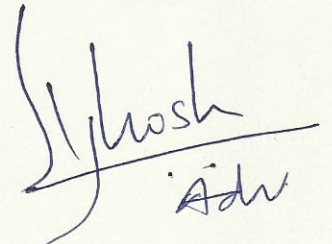
REPORT ON TITLE:

WHEREAS one HAZARILAL PAL son of Late Rai Charan Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 40 decimal more or less, lying and situated at Mouza- Recjuani, J.L. no- 13, R.S Dag No- 1249, 1250 and 1252 corresponding to L.R. Dag no- 1249, 1250 and 1252, Police Station- Rajarhat, within District 24 Parganas (North) by virtue of DEED OF PARTITION between HAZARILAL PAL, SUBOL CHANDRA PAL, KRISHNA CHANDRA PAL, DINESH CHANDRA PAL, RAMESH CHANDRA PAL AND MOHADEB PAL which was registered in the office of the A.D.S.R- Bidhannagar (Salt Lake City) and duly recorded in Book no- I, Volume no- 14, Page no- 130 to and 144, Deed no- 481, for the Year- 1984 where HAZARILAL PAL was allotted 3RD schedule in Bengali language Tafshil 'GA'.

AND WHEREAS the said HAZARILAL PAL son of Late Rai Charan Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 40 decimal more or less, lying and situated at Mouza- Recjuani, J.L. no- 13, R.S Dag No- 1249, 1250 and 1252 corresponding to L.R. Dag no- 1249, 1250 and 1252, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said, HAZARILAL PAL, died intestate on 20.12.2009 leaving behind him his sole wife namely KAMALA PAL and 03 (Three) daughter, namely, (1) SIKHA PAL, (2) SHAMPA PAL, (3) MITA KUNDU and 01(one) son, namely (1) UTPAL KUMAR PAL as his only legal heirs who jointly and in equal shares inherited the right, title and interest of his property.

AND WHEREAS the said (1) KAMALA PAL, (2) SIKHA PAL, (3) SHAMPA PAL, (4) MITA KUNDU and (5) UTPAL KUMAR PAL, jointly and in equal shares i.e. (1/5th share each) inherited the


Adv

said property and was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 40 decimal more or less, lying and situated at Mouza- Recjuani, J.L. no- 13, R.S Dag No- 1249, 1250 and 1252 corresponding to L.R. Dag no- 1249, 1250 and 1252, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said (1) KAMALA PAL, (2) SIKHA PAL, (3) SHAMPA PAL, (4) MITA KUNDU and (5) UTPAL KUMAR PAL was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 40 decimal and duly mutated their names before the B.L&L.R.O authority vide L.R. Khatian no- 5524, 5525, 5526, 5527 & 5528.

AND WHEREAS the said (1) KAMALA PAL, (2) SIKHA PAL, (3) SHAMPA PAL, (4) MITA KUNDU and (5) UTPAL KUMAR PAL jointly inherited the said property and was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 40 decimal more or less, comprised in R.S. and L.R. Dag No.1249, 1250 and 1252, recorded in L.R. Khatian No. 5524, 5525, 5526, 5527 & 5528, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur. I Gram Panchayat, Sub-Registration District Bidhannagar, District North 24 Parganas.

AND WHEREAS the said (1) KAMALA PAL, (2) SIKHA PAL, (3) SHAMPA PAL, (4) MITA KUNDU was absolutely seized and possessed in respect of the aforesaid 4/5th Share of 40 decimal property gifted and transferred their entire share to UTPAL KUMAR PAL and the Donee had accepted the same on 30.11.2012 which was registered in the office of the A.D.S.R Rajarhat and duly recorded in Book No- I, Volume- 1, Pages - 5188 to 5211, Being no- 00270, for the Year- 2012.

AND WHEREAS the said UTPAL KUMAR PAL was seized and possessed or otherwise well and sufficiently entitled as absolute owner of **ALL THAT** piece and parcel of land measuring 40 decimal more or less, lying and situated at Mouza- Recjuani, J.L. no- 13, R.S Dag No- 1249, 1250 and 1252 corresponding to L.R. Dag no- 1249, 1250 and 1252, Police Station- Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

I have caused necessary searches in the office of A.D.S.R- Bidhannagar (Salt Lake City), D.S.R.- Barasat and Registrar of Assurances- II, Kolkata, for a period from 1987 to 2013, through concern Searcher in the said registry offices and perused the documents connected with the said property supplied by the respective owners.

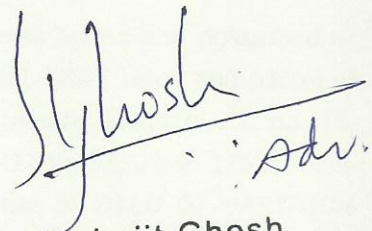
R. Ghosh
Adv

My report is as follows:

As per the available records of the offices concern, I found no adverse entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the above-mentioned land admeasuring 25 decimal more or less recorded in the above named clients, is free from all sorts of encumbrances, charges, liabilities, liens, lispensens, attachments of any kind whatsoever and the owner got clear, absolute free and marketable title in respect of the said land.

The report for the relevant searches is enclosed herewith.

Dated: 04/10/2013.

A handwritten signature in blue ink, appearing to read 'S Ghosh', with a horizontal line drawn through it. To the right of the signature, the letters 'Adv.' are written.

Sarbojit Ghosh
Advocate
High Court, Calcutta