

Ref. No. 10313 of D.R. Alipore & 1629000703 & 1629000703 of A.D.S.R. Sonarpur office Date 05/3/2019

NON-ENCUMBRANCES SEARCH CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref: An area of land admeasuring 1122 Sq.Mt. equivalent to 16 Cottahs 12 Chattaks 17 Sq. ft. situated at Mouza-Laskarpur, J.L.No.57, Touzi No.3-5, R.S.Dag No.545, L.R.Dag No.1224, R.S.Khatian No.113, L.R.Khatian Nos.2665, 2666 & 2668, under P.S.Narendrapur (Previouslyly Sonarpur,) District-South 24-Parganas, Kolkata-700153, under S.R.O.Garia, Holding No.177, Purbapara, Ward No.31, under Rajpur-Sonarpur Municipality.

Present owners of the said Plot:- (1) MR. MANISH TODI, son of Late Nagar Mull Todi, (2) MRS. SHALINI TODI, wife of Mr. Manish Todi, & (3) MR. ANIRUDH TODI, son of Mr. Manish Todi, all residing at Flat No.15J, Tower No.1, South City, 375 Prince Anwar Shah Road, P.O.Jodhpur Park, P.S.Jadavpur, Kolkata-700068.

I have caused necessary searches in the A.D.S.R office at Sonarpur for the period from 2008 to 2019, in the A.D.S.R. office at Garia for the periof of 2008 to 2019 and in the District-Registry office at Alipore for a period from 2008 to 2019 and have inspected the settlement Records of B.L. & L.R.O office mutation and also Municipal office and all other relevant documents in respect of the aforesaid property.

My report is as follows:-

I found that One Nagendra Sardar and Jitesh Ranjan Ghosh were seizd and possessed of or other wise well and sufficiently entitled to all that piece and parcel of land measuring 66 decimals (the split up of the land being :-51 decimals of R.S.Dag No.545 plus 15 decimals of R.S.Dag No.547) of Khaitan No.113 of Laskarpur Mouza as per Revisional settlement records of rights and enjoying every right, title and interest over the aforesaid property without interruption,


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claim and demand whatsoever.

Whereas while seized and possessed of the aforesaid land an amicable settlement were arrived at in between Nagendra Sardar and Jitesh Ranjan Ghosh in respect of the aforesaid property.

Whereas by virtue of amicable settlement, the said Jitesh Ranjan Ghosh became the absolute owner in respect of land measuring 51 decimals in R.S.Dag No.545, R.S.Khatian No.113 of Laskarpur Mouza, K.L.No.57.

Whereas the said Sri Jitesh Ranjan Ghosh had during his life time executed a gift in favour of his two sons, Sri Amarendra Nath Ghosh and Sri Abanindra Nath Ghosh in presence of his other son, Sri Dinendra Nath Ghosh and his wife, Smt. Monorama Ghosh in respect of All That piece and parcel of land measuring 51 decimals in R.S.Dag No.545, R.S.Khatian No.113 of Laskarpur Mouza, J.L.No.57.

Whereas the said Jitesh Ranjan Ghosh died sometimes in the year 1970 leaving behind him his wife, Smt. Monorama Ghosh, three sons, Sri Direndra Nath Ghosh, Sri Amarendra Nath Ghosh and Sri Abanindra Nath Ghosh as his sole legal heirs and successors who thus became the joint owners of the aforesaid property.

whereas while enjoying the aforesaid property the said Sri Amarendra Nath Ghosh and Sri Abanindra Nath Ghosh for better use and enjoyment of ALL THAT Piece and parcel of land measuring 51 decimals alongwith buildings, sheds and structures thereon situated and lying at Mouza-Laskarpur, J.L.No.57, Pargana-Mugura, Touzi No.3-5, R.S.No.174, comprising in R.S.Dag No.545, R.S.Khatian No.113, Police Station-Sonarpur, S.R.office at Sonarpur, District-24-Parganas now South 24-Parganas, made partitioned amongst themselves and to that effect a deed of partition has been executed and registered on 6th March 1971 by and between the said Amarendra Nath Ghosh and Abanindra Nath Ghosh, wherein, the other heirs of the said Jitesh Ranjan Ghosh namely Smt. Manorama Ghosh and Dinendra Nath Ghosh have been made party as a Confirming

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Party. The said Confirming Party have also confirmed the terms and conditions and statements made therein and also confirmed the execution of the said Partition. The said deed of partition was duly registered in the office of District Registrar at Alipore and recorded in Book No. I, Volume No.37 , Pages- 119 to 125 , Being No.883 for the year 1971.

WHEREAS by virtue of the said Deed of Partition Abanindra Nath Ghosh being the Second part of the said partition Deed and thus became the owner of All that the land measuring an area of 19 Cottahs 02 Chittaks 30 Square comprised in R.S Dag No.545 R.S Khatian No.113 of Mouza-Laskarpur, J.L No.57, Touzi No.3-5 ,R.S.No.174, Pargana- Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds , structures & water reservoir standing thereon more fully described in the Schedule "Ga" and particularly described in Lot-C of the map or plan annexed hereto by RED border of the said Deed of Partition.

Whereas the said Abanindra Nath Ghosh entered into an Agreement for Sale with Ashis Kumar Mukherjee son of Madhusudan Mukherjee and Ashok Kumar Paul son of Late Nadiar Chand Paul, in respect of the land measuring an area of 19 Cottahs 02 Chittaks 30 Square Feet comprised in R.S Dag No.545, R.S Khatian No.113 of Mouza Laskarpur, J.L No.57, Touzi No.3-5, R.S.No.174, Pargana Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with structure standing thereon more fully and particularly described in the Schedule there under written. The said Agreement for Sale was registered in the Office District Registrar at Alipore and recorded in Book No.I, Volume No.207 at Pages 188 to 190 Being No.7015 for the year 1977.

whereas the said Abanindra Nath Ghosh subsequently to the said agreement applied for obtaining permission from the competent authority under u/s 27 of the Urban Land Ceiling Act.1976.


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Whereas by Memo No.1773 dated 6th September 1980, the competent authority granted permission to said Sri Abanindra Nath Ghosh for transfer of 1122 Square Meter of land comprised in R.S Dag No.545, R.S Khatian No.113 of Mouza Laskarpur, J.L No.57, Touzi No.3-5, R.S.No.174, Pargana Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds, structures & water reservoir standing thereon and the balance portion measuring an area of 148.91 Sq.Meter of land has been lying vested in to the Government of West Bengal.

Whereas on 14.10.1980 the said Abanindra Nath Ghosh as Owner/Vendor sold, transferred and conveyed to Ashis Kumar Mukherjee son of Madhusudan Mukherjee and Ashok Kumar Paul son of Late Nadiar Chand Paul, in respect of the land measuring an area of 1122 Square Meter equivalent to 16 Cottahs 12 Chittaks 17 Square Feet more or less comprised in R.S Dag No.545, R.S Khatian No.113 of Mouza-Laskarpur, J.L No.57, R.S.No.174, Touzi No.3-5, Pargana-Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds, structures & water reservoir standing thereon more fully and particularly described in the Schedule there under written. The said Deed was registered in the Office D.R Alipore and recorded in Book No. I, Volume No.214 at Pages 175 to 187 Being No.8596 for the year 1980 and simultaneously after registration of the said deed delivered possession to the said Ashis Kumar Mukherjee and Ashok Kumar Paul.

Whereas while enjoying the said property on 29.04.1987 the said Ashis Kumar Mukherjee and Ashok Kumar Paul sold, transferred and conveyed to Southern Cooling Towers Pvt. Ltd., a company registered under the Companies Act, 1956 having its registered Office at No.46/10, Babu Bagan Lane, Police Station Jadavpur, Post Office Dhakuria, Kolkata 700031, the purchaser therein also the Vendor herein of All that piece and parcel of Danga land measuring an area of 1122 Square Meter equivalent to 16 cottahs 12 Chittaks 17 Square Feet more or less comprised in R.S Dag No.545 R.S Khatian No.113 of Mouza Laskarpur, J.LNo.57 Touzi No.3-5,

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ParganaMagura Police Station and Additional District Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas together with buildings, sheds, structures & water reservoir standing thereon more fully and particularly described in the Schedule there under written. The said Deed was registered in the Office of Alipur Court, and recorded in Book No.I, Volume No.109 at Pages 337. To 354 Being No.4413for the year 1987.

Whereas during L.R Operation the name of said Southern Cooling Tower Pvt. Ltd. was duly recorded in L.R Dag No.1224 L.R Khatian No.1990 of Mouza Laskarpur, J.L No.57, R.S.No.174, Touzi No.3-5, Pargana Magura Police Station and Sub Registration Office at Sonarpur, District 24 Parganas now South 24 Parganas and that the Owner/ Vendor has also mutated it's name in the record of the Rajpur Sonarpur Municipality having Holding No. 177, Purba Para within ward no. 29 (now Ward No. 31) of the RajpurSonarpur Municipality

Whereas at the time of Purchasing the Land measuring 1122 Sq.M equivalent to 16 Cottahs 12 chattaks 17 Sq.ft. more or less. under Mouza-Laskarpur, R.S.Dag No.545, L.R.Dag No.1224, R.S Khatian No.113, L.R.Khatian No.1990,Holding No.177, Ward No.31 (previously 29) of Rajpur-Sonarpur Municipality, presently A.D.S.R.office at Gaira, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700153 ,as such the present physical condition of the said land has been given in the Boundary declaration which has been duly registered at the office of Garia A.D.S.R.office and recorded in Book No.IV, Volume No.1629-2018, Pages- 924 to 935,being No.00052 for the year 2018. Which is a self explanatory.And the owner/vendor herein has assured the purchasers that the said property which has fully described in the Schedule hereunder written is butted and bounded and shall be liable and responsible if any dispute arises regarding sthe said boundary wall.

Whereas the said Southern Cooling Tower Pvt. Ltd. sold, transferred and conveyed the land measuring 1122 Sq.M equivalent to 16 Cottahs 12 chattaks 17 Sq.ft. more or less. under

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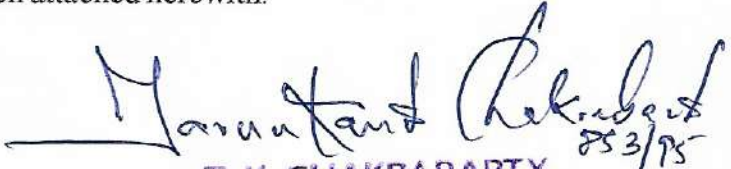
Mouza-Laskarpur, R.S.Dag No.545, L.R.Dag No.1224, R.S Khatian No.113, L.R.Khatian No.1990, Holding No.177, Ward No.31 (previously 29) of Rajpur-Sonarpur Municipality, presently A.D.S.R. office at Gaira, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700153 on 24/01/2018 to 1)MR. MANISH TODI,, (2)MRS. SHALINI TODI, & (3) MR. ANIRUDH TODI registered at A.D.S.R.Garia and recorded in Book No.I, Volume No.1629-2018, Pages-10227 to 10268, being No.162900279 for the year 2018.

That the said 1)MR. MANISH TODI,, (2)MRS. SHALINI TODI, & (3) MR. ANIRUDH TODI after purchasing the aforesaid property became the absolute owners of the aforesaid area of 1122 Sq.M equivalent to 16 Cottahs 12 chattaks 17 Sq.ft. more or less of land as mentioned above and got the property recorded in their name in B.L. & L.R. office and Municipal office and paid the taxes upto date.

I hereby certify that the above mentioned land of 1)MR. MANISH TODI,, (2)MRS. SHALINI TODI, & (3) MR. ANIRUDH TODI is free from all sorts of encumbrances, charges, liabilities, liens, lispendents and 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.

Encl: Search Receipt & computer search attached herewith.


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