



Ref. No.

Date 09/04/2019

Non – Encumbrances Certificate and detailed report on title

Re: ALL THAT piece and parcel of homestead land measuring about more or less 2.89 acres situated at Mouza Abdarpur, JL No. 97, Police Station- Chowki, Suri, Birbhum comprising Dag Nos. 500, 501, 506, 507, 508, 509, 510, 511, khatain No. 1521 under Suri Municipality Holding No. 688/579.

Present Owners: Bengal Peerless Housing Development Company Limited

I have caused searches in the office of DSR Suri, ADSR Suri and Addl Registrar of Assurances at ARA III, Kolkata for the period from 1987 to 2018 and have inspected the relevant documents in respect of the aforesaid property.

My report is as follows

I have caused necessary search in the office DSR Suri, ADSR Suri and Addl. Registered of Assurances at ARA III, Kolkata For the period from 1987 to 11.10.2018, and all other relevant documents in respect of the aforesaid property.

I have inspected that seven transactions have taken place against above land with this very period.

A.R.A.-III, KOLKATA:

1989-2019 : Nil

D.S.R. -Suri

1989-2019 : NIL

A.D.S.R. -Suri

1988-2006

- 2007 : (i) Registered Book No. I, Volume No. 75, Deed No. 4376 dated 9th August, 2007.
(ii) Registered Book No. I, Volume No. 75, Deed No. 4377, dated 9th August 2007
(iii) Registered Book No. I, Volume No. 75, Deed No. 4378, dated 17th August 2007
(iv) Registered Book No. I, Volume No. 75, Deed No. 4379, dated 17th August 2007
(v) Registered Book No. I, Volume No. 70, Deed No. 4096, dated 3rd August 2007
(vi) Registered Book No. I, Volume No. 70, Deed No. 4097, dated 3rd August 2007
(vii) Registered Book No. I, Volume No. 70, Deed No. 4098, dated 3rd August 2007

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2008-2011 : Registered Book No. I, Volume No. 04, Deed No. 1583, dated 10th March, 2008
2012

1. Registered in Book-1
CD Volume No. 6
Pages from 7700 to 7718
Being No. 3273 for the year 2012
2. Registered in Book-1
CD Volume No. 8
Pages from 8591 to 8608
Being No. 04374 for the year 2012
3. Registered in Book-1
CD Volume No. 6
Pages from 7681 to 7699
Being No. 03277 for the year 2012
4. Registered in Book-1
CD Volume No. 6
Pages from 7681 to 7699
Being No. 03280 for the year 2012
5. Registered in Book-1
CD Volume No. 8
Pages from 3397 to 3414
Being No. 03981 for the year 2012
6. Registered in Book-1
CD Volume No. 8
Pages from 8609 to 8626
Being No. 04375 for the year 2012
7. Registered in Book-1
CD Volume No. 8
Pages from 3379 to 3396
Being No. 03977 for the year 2012
8. Registered in Book-1
CD Volume No. 6
Pages from 7796 to 7787
Being No. 03281 for the year 2012

Haraprosad Sinharoy

HARAPROSAD SINHARROY

Advocate, Calcutta High Court



Chamber :

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9. Registered in Book-1
CD Volume No. 6
Pages from 7719 to 7737
Being No. 03272 for the year 2012
 10. Registered in Book-1
CD Volume No. 8
Pages from 3059 to 3076
Being No. 03978 for the year 2012
 11. Registered in Book-1
CD Volume No. 6
Pages from 7750 to 7768
Being No. 03247 for the year 2012
- 2013**
1. Registered in Book-1
CD Volume No. 6
Pages from 5524 to 5541
Being No. 03046 for the year 2013
 2. Registered in Book-1
CD Volume No. 4
Pages from 5463 to 5479
Being No. 01897 for the year 2013
 3. Registered in Book-1
CD Volume No. 6
Pages from 5542 to 5558
Being No. 03047 for the year 2013
 4. Registered in Book-1
CD Volume No. 4
Pages from 5480 to 5496
Being No. 1898 for the year 2013
 5. Registered in Book-1
CD Volume No. 8
Pages from 6368 to 6385
Being No. 04226 for the year 2013

Vendor of the above said all deeds is **Bengal Peerless Housing Development Company Limited**

2014-2019 : NIL

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Title of the Property:

WHEREAS for the purpose of construction a Residential complex cum shopping centre namely "Digangana" at Suri Birbhum the VENDOR by executing eight Nos of separate Registered ,all Registered at the office of Additional District Sub-Registrars, Suri, Birbhum, in

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- (ii) Registered Book No. I, Volume No. 75, Deed No. 4377, dated 9th August 2007
- (iii) Registered Book No. I, Volume No. 75, Deed No. 4378, dated 17th August 2007
- (iv) Registered Book No. I, Volume No. 75, Deed No. 4379, dated 17th August 2007
- (v) Registered Book No. I, Volume No. 70, Deed No. 4096, dated 3rd August 2007
- (vi) Registered Book No. I, Volume No. 70, Deed No. 4097, dated 3rd August 2007
- (vii) Registered Book No. I, Volume No. 70, Deed No. 4098, dated 3rd August 2007
- (viii) Registered Book No. I, Volume No. 04, Deed No. 1583, dated 10th March, 2008

had purchased all the piece and parcel of land described as Sali (Baid) and Danga measuring (i) 0.19 acres, (ii) 0.60 acres (iii) 0.20 acres (iv) 0.19 acres (v) 0.12 acres, (vi) 1.29 acres, (vii) 0.22 acres and (Viii) 0.08 acres respectively, totally more or less 2.89 acres of free hold land in Mouza Abdarpur, J.L No. 97, Police Station- Suri, Dist. Birbhum, situated near Railway Station of Suri, Birbhum from different owners.

AND WHEREAS by way of the above mention seven registered Deed of Conveyance in **Bengal Peerless Housing Development Company Limited** became the absolute owner of all that aforementioned Freehold land described as Sali (Baid) and Danga measuring an area more or less 2.89 acres in Mouza Abdarpur J L No. 97, Police station- Suri, Sub-Registered office Suri, Dist-Birbhum within the jurisdiction of Suri Municipality (hereinafter referred to as the SAID LAND)

AND WHEREAS after purchase of the SAID LAND the **Bengal Peerless Housing Development Company Limited** had applied before the office of the Block Land & Land Reforms office, Suri-1, Birbhum for Mutating their name in the record of rights in respect of the SAID LAND and a Mutation Case No. 1351 of 2008 was registered for the same.

AND WHEREAS on 25th November 2008 the office of the Block Land and Land Reforms Office, Suri, Birbhum issued a Mutation Certificate singed by the prescribed Authority under section-50 of the West Bengal Land Reforms Act, 1955 and accordingly all the said Plots of land were Mutated in the Records of Rights in the name of **Bengal Peerless Housing Development Company Limited**.

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AND WHEREAS for converting the nature of the SAID LAND from Sali (Baid) and Danga to Homestead for the purpose of setting up Housing Complex thereupon the **Bengal Peerless Housing Development Company Limited** had applied for such conversion under section 4C (2) of the West Bengal Land Reforms Act, 1955 before the office of the District Land Reforms Office, Birbhum by its Order dated 20th June 2008 had ordered dated 20th June 2008 had ordered that the classification of the SAID LAND previously recorded as Sali (Baid) an Danga be converted into Homestead for "Housing Complex" and could be utilized for the said purpose on payment of rent and cess as per the provision of section and 24 of the West Bengal Land Reforms Act, 1955 (Amendment 2000). The said rent and Cesses up-to date had been paid by the **Bengal Peerless Housing Development Company Limited**.

AND WHEREAS the Suri Municipality, Birbhum thereafter on the prayer of the **Bengal Peerless Housing Development Company Limited** has given a Municipality holding No. 688/ 579 in respect of the SAID LAND.

I also hereby certify that above mention land is not subjected to any restricted to any restriction of Urban Land (Celling and Regulation) Act 1976.

Conclusion/ Recommendation: I hereby certify that the above mention land is free from all sorts of encumbrances charges, liabilities lines and lispendent attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title and is fit for equitable mortgage.

The receipts for the relevant Searching are enclosed herewith.

Enclose:

Receipt No.

REGN . AA 248986,....87,....88,....89,....90,....91,....92,....93 Dated 09/04/2019(ARA Kolkata)

0301001429,....30,....31,....32,....34,....35,....36 Dated 09/04/2019(DSR Birbhum)

0302000709,..10,....11,....12,....13,....14,....15,....16 Dated 09/04/2019(ADSR Suri)

Haraprosad Sinharoy