

Ref. No.

Date. 01/12/17

Non-Encumbrances Certificate
And Details report on TITLE

Reference : ALL THAT piece and parcel of bastu land admeasuring an area of 45 (forty five) Decimals comprised in R.S. & L.R. Dag Nos. 701 & 701/860 i.e. (i) land area 38 Decimals comprised in R.S. & L.R. Dag No. 701 and land area 07 Decimal with structure comprised in R.S. & L.R. Dag No. 701/860 both under present L.R. Khatian No. 3037, lying and situated at Mouza- BHATENDA, J.L. No. 28, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas (SAID PROPERTY).

Present owner of the said land:

K.S. UDYOG

a Partnership Firm, having its office at Rajarhat, Bhatenda School Road,
P.O. & P.S. Rajarhat, District North 24 Parganas,
represented by its five partners namely

(1) Sri Sampad Aich

Son of Late Nagendra Chandra Aich and

(2) Smt. Sipra Aich

Wife of Sri Sampad Aich

Both resident of 78/2, Shyamnagar Road,

P.O. & P.S. Dum Dum, Kolkata- 700055,

District North 24 Parganas

(3) Sri Kamal Saha

Son of Late Ballav Saha

(4) Smt. Sima Saha

Wife of Sri Kamal Saha

Both resident of 44/23, Shyamnagar Road,

P.O. & P.S. Dum Dum, Kolkata- 700055,

District North 24 Parganas

(5) Sri Sibnath Nath

Son of Late Panchanan Nath

Resident of Bhatenda, P.O. & P.S. Rajarhat, District North 24 Parganas.

I have caused necessary searches in index No. II, in the record of A.D.S.R. office Bidhannagar (Salt Lake City) for the period from 2000 to 2012; District Registry office-II Barasat, North 24 Parganas for the period from 2000 to 2017; A.R.A. Kolkata from the year 2000 to 2017 and A.D.S.R. office Rajarhat New Town from the year 2012 to 2017 and have inspected the settlement records and all other relevant documents in respect of the aforesaid property.

Ref. No.....

Date.....

My report is as follows :-

A) The present Owner **K.S. UDYOG** is the owner and possessor of total land measuring an area of 45 (forty five) Decimals with structure by virtue of four separate purchased under the following manner :-

(i) by a registered Deed of Conveyance recorded in Book No. I, CD Volume No. 10, Pages 4680 to 4701, Being No. 3281 for the year 2013 registered at the office of the A.R.A.-II, Kolkata purchased from Raksha Ispat Private Limited, having its office at 314, Kailash Apartment, Kankar Bagh Road, Patna-800020, represented by its Director Sri Vijay Agarwal son of Sri Shyam Sundar Shah, resident of Block No. 4, Flat No. 4-J, Space Town, V.I.P. Road, Kolkata- 700052 in respect of land measuring an area of 09.50 Decimals comprised in R.S. & L.R. Dag No. 701 and land area 1.75 Decimals with structure comprised in R.S. & L.R. Dag No. 701/860 both under L.R. Khatian No. 1909, new Khatian No. 2507 at Mouza- BHATENDA, J.L. No. 28, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

(ii) by a registered Deed of Conveyance recorded in Book No. I, CD Volume No. 10, Pages 4702 to 4723, Being No. 3282 for the year 2013 registered at the office of the A.R.A.-II, Kolkata purchased from Jai Mata Di Ispat Limited, having its office at Kankar Bagh Road, Patna- 800020, represented by its Director Sri Vijay Agarwal son of Sri Shyam Sundar Shah, resident of Block No. 4, Flat No. 4-J, Space Town, V.I.P. Road, Kolkata- 700052 in respect of land measuring an area of 09.50 Decimals comprised in R.S. & L.R. Dag No. 701 and land area 1.75 Decimals with structure comprised in R.S. & L.R. Dag No. 701/860 both under L.R. Khatian No. 1909, new Khatian No. 2506 at Mouza- BHATENDA, J.L. No. 28, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

(iii) by a registered Deed of Conveyance recorded in Book No. I, CD Volume No. 10, Pages 4836 to 4857, Being No. 3290 for the year 2013 registered at the office of the A.R.A.-II, Kolkata purchased from (i) Sri Sanjay Gupta son of Sri Govind Gupta and (ii) Smt. Twinkle Gupta wife of Sri Sanjay Gupta and daughter of Late Kumud Prasad Sahu, both resident of Block-6, Flat No. 1A, Space Town Housing Complex, V.I.P. Road, Kolkata- 700052 in respect of land measuring an area of 09.50 Decimals comprised in R.S. & L.R. Dag No. 701 and land area 1.75 Decimals with structure comprised in R.S. & L.R. Dag No. 701/860 both under L.R. Khatian No. 1909, new Khatian Nos. 2503 & 2504 at Mouza- BHATENDA, J.L. No. 28, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

(iv) by a registered Deed of Conveyance recorded in Book No. I, CD Volume No. 10, Pages 5036 to 5057, Being No. 3300 for the year 2013 registered at the office of the A.R.A.-II, Kolkata purchased from Sri Abhishek Saraf son of Sri Shiv Naresh Saraf, resident of 241, Venus Apartment, Curffe-Parade, Mumbai- 400005, in respect of land measuring an area of 09.50 Decimals comprised in R.S. & L.R. Dag No. 701 and land area 1.75 Decimals with structure comprised in R.S. & L.R. Dag No. 701/860 both under L.R. Khatian No. 1909, new Khatian Nos. 2505 at Mouza- BHATENDA, J.L. No. 28, within the

Aurabinda Basak

ADVOCATE B.Com, LL.B
High Court, Calcutta

☎ : 98317 20593
e-mail : aurobinda.basak2009@gmail.com

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Chamber & Residence :
8/1F, Birpara Lane
Kolkata - 700 030

Ref. No.....

Date.....

local limits of Rajarhat Bishnupur 1 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

B) While seized and possessed of the aforesaid plots of land, the present owner duly recorded its name to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian No. 3037 as absolute owner and possessor thereof.

C) While seized and possessed of the aforesaid plot of land admeasuring an area of 45 (forty five) Decimals, the present owner entered into a Development Agreement with the Developer namely **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, having its office at 93, Dr. Suresh Chandra Banerjee Road, P.O. & P.S. Beliaghata, Kolkata- 700010 which registered at the office of the Addl. District Sub-Registrar Rajarhat New Town, North 24 Parganas and recorded in Book No. I, Volume No. 1523-2017, Pages 149017 to 149066, Being No. 152305184 in the year 2017 and subsequently the said land owner empowered to said **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, by a registered Power of Attorney (after registered the said Development Agreement), registered at the said office and recorded in Book No. I, Volume No. 1523-2017, Pages 155967 to 155995, Being No. 152305488 in the year 2017 for such development and right to sell the developer's allocation.

D) I hereby certify that the above mentioned property of **K.S. UDYOG** is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the said property has an absolute clear, free and marketable title.

I also hereby certify that the above mentioned property 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.

The receipts for searches are enclosed herewith.

AB Basak
01/12/17
Aurabinda Basak
ADVOCATE HIGH COURT
CALCUTTA

No. REGN X

747389

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 1034 389
- 2. Date of application..... 20/11/17
- 3. Search for the year(s)..... 2000-17
- 4. Name of office to which the record to be searched or inspected relates..... RAJ
- 5. Name of person or property to be searched..... (u) Self
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Bhatnagar D-701/860, 701
- 8. From whom received..... A. B. Bhatnagar
- 9. Fees paid under Article—
 - F (1) (i) 30/-
 - F (1) (ii)
 - F (2)

Registrar of.....

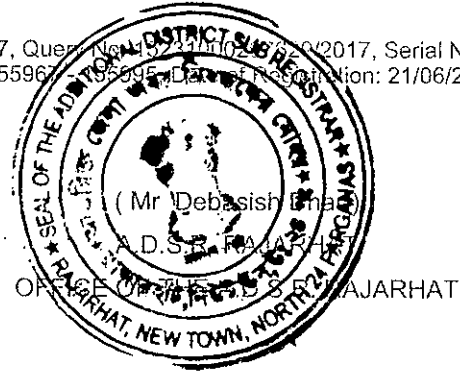
স্বাক্ষরিত
স্বাক্ষরিত
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Government of West Bengal
Office of the A.D.S.R. RAJARHAT (From 22/11/2012 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 01-11-2017

Serial No of Application 1523011230/2017 Search No 1523011230/2017
Search for the Years From 2012 To 2017 Record Available
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Plot No: LR- 00701
From whom Received Mr A BASAK
Fees Paid under Articles F1(i) 2/- F1(ii) 5/-
Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00701/00000 Khatian: 03037/00	Area of Land: 38.00000000 decimal
Deed Details :		Deed No: I-152305184/2017, Query No: 15231000206455/2017, Serial No: 1523005561/2017, Page: 149017 - 149066, Date of Registration: 14/06/2017, Date of Completion: 20/06/2017,		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00701/00860 Khatian: 03037/00	Area of Land: 7.00000000 decimal
Deed Details :		Deed No: I-152305184/2017, Query No: 15231000206455/2017, Serial No: 1523005561/2017, Page: 149017 - 149066, Date of Registration: 14/06/2017, Date of Completion: 20/06/2017,		
3	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-00701/00000 Khatian: 03037/00	Area of Land: 38.00000000 decimal
Deed Details :		Deed No: I-152305488/2017, Query No: 15231000207629/2017, Serial No: 1523005575/2017, Page: 155967 - 155995, Date of Registration: 21/06/2017, Date of Completion: 27/06/2017,		
4	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-00701/00860 Khatian: 03037/00	Area of Land: 7.00000000 decimal
Deed Details :		Deed No: I-152305488/2017, Query No: 15231000207629/2017, Serial No: 1523005575/2017, Page: 155967 - 155995, Date of Registration: 21/06/2017, Date of Completion: 27/06/2017,		



Government of West Bengal
Office of the A.D.S.R. RAJARHAT (From 22/11/2012 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 01-11-2017

Serial No of Application 1523011229/2017 Search No 1523011229/2017
Search for the Years From 2012 To 2017 Record Available
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Plot No: LR- 00701 / 00860
From whom Received Mr A BASAK
Fees Paid under Articles F1(i) 2/- F1(ii) 5/-
Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00701/00860 Khatian: 03037/00	Area of Land: 7.00000000 decimal
Deed Details :		Deed No: I-152305184/2017, Query No: 15231000206455/2017, Serial No: 1523005561/2017, Page: 149017 - 149066, Date of Registration: 14/06/2017, Date of Completion: 20/06/2017,		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-00701/00860 Khatian: 03037/00	Area of Land: 7.00000000 decimal
Deed Details :		Deed No: I-152305488/2017, Query No: 15231000207629/2017, Serial No: 1523005575/2017, Page: 155967 - 155995, Date of Registration: 21/06/2017, Date of Completion: 27/06/2017,		

(Mr Debasish Dhar)
A.D.S.R. RAJARHAT
OFFICE OF THE A.D.S.R. RAJARHAT



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS (From 08/02/2010
Receipt for fees deposited for Search
Form - 1556

Date of Application: 31-10-2017

Serial No of Application	1502015452/2017	Search No	1502015452/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Plot No: LR- 00701		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 17 /-	

Search Result: No Record Found

(Mr Utpal Kumar Basu)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS (From 08/02/2010
Receipt for fees deposited for Search
Form - 1556

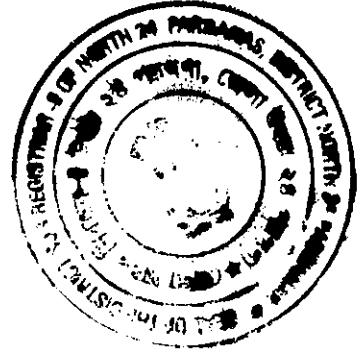
Date of Application: 31-10-2017

Serial No of Application	1502015453/2017	Search No	1502015453/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Plot No: LR- 00701 / 00860		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found


(Mr Utpal Kumar Basu)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal

Office of the A.D.S.R. BIDHAN NAGAR (From 30/11/2007 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 03-11-2017

Serial No of Application 1504010817/2017

1504010817/2017

Search for the Years From 2000 To 2012

Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Plot No: RS- 00701

From whom Received Mr A Basak

Fees Paid under Articles F1(i) 2/-

F1(ii) 12/-



Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, RAJARHAT BISHNUPUR-I	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00701/00000 Khatian: 00000/00	Area of Land: 9.5 Decimal, Area of Structure: 120 Sq Ft
Deed Details :		Deed No: I-150403156/2011, Query No: 1504005906 /2011, Serial No: 150403304/2011, Page: 1518 - 1532, Date of Registration: 14/03/2011, Date of Completion: 14/03/2011, Date of Delivery: 17/03/2011		
2	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, RAJARHAT BISHNUPUR-I	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00701/00860 Khatian: 00000/00	Area of Land: 1.75 Decimal, Area of Structure: 120 Sq Ft
Deed Details :		Deed No: I-150403156/2011, Query No: 1504005906 /2011, Serial No: 150403304/2011, Page: 1518 - 1532, Date of Registration: 14/03/2011, Date of Completion: 14/03/2011, Date of Delivery: 17/03/2011		
3	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, RAJARHAT BISHNUPUR-I	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00701/00000 Khatian: 00000/00	Area of Land: 9.5 Decimal, Area of Structure: 120 Sq Ft
Deed Details :		Deed No: I-150403189/2011, Query No: 1504005909 /2011, Serial No: 150403374/2011, Page: 2133 - 2147, Date of Registration: 14/03/2011, Date of Completion: 14/03/2011, Date of Delivery: 17/03/2011		
4	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, RAJARHAT BISHNUPUR-I	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00701/00860 Khatian: 00000/00	Area of Land: 1.75 Decimal, Area of Structure: 120 Sq Ft
Deed Details :		Deed No: I-150403189/2011, Query No: 1504005909 /2011, Serial No: 150403374/2011, Page: 2133 - 2147, Date of Registration: 14/03/2011, Date of Completion: 14/03/2011, Date of Delivery: 17/03/2011		
5	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, RAJARHAT BISHNUPUR-I	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00701/00000 Khatian: 00000/00	Area of Land: 9.5 Decimal, Area of Structure: 120 Sq Ft
Deed Details :		Deed No: I-150403194/2011, Query No: 1504005902 /2011, Serial No: 150403323/2011, Page: 2250 - 2264, Date of Registration: 14/03/2011, Date of Completion: 14/03/2011, Date of Delivery: 17/03/2011		
6	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, RAJARHAT BISHNUPUR-I	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00701/00860 Khatian: 00000/00	Area of Land: 1.75 Decimal, Area of Structure: 120 Sq Ft
Deed Details :		Deed No: I-150403194/2011, Query No: 1504005902 /2011, Serial No: 150403323/2011, Page: 2250 - 2264, Date of Registration: 14/03/2011, Date of Completion: 14/03/2011, Date of Delivery: 17/03/2011		
7	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, RAJARHAT BISHNUPUR-I	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-00701/00000 Khatian: 00000/00	Area of Land: 9.5 Decimal, Area of Structure: 120 Sq Ft
Deed Details :		Deed No: I-150403197/2011, Query No: 1504005904 /2011, Serial No: 150403382/2011, Page: 2317 - 2331, Date of Registration: 14/03/2011, Date of Completion: 14/03/2011, Date of Delivery: 17/03/2011		

8 District: North 24-Parganas, PS:
Rajarhat, Mouza: Bhatenda,
RAJARHAT BISHNUPUR-I

Property Type: Land
Transaction: Sale, Sale Document

Plot No:
RS-00701/00860
Khatian: 00000/00

Area of Land: 1.75
Decimal,
Area of Structure: 120
Sq Ft

Deed Details :

Deed No: I-150403197/2011, Query No: 1504005904 /2011, Serial No:
150403382/2011, Page: 2317 - 2331, Date of Registration: 14/03/2011, Date of
Completion: 14/03/2011, Date of Delivery: 17/03/2011

(Mr Debajyoti Bandyopadhyay)

A.D.S.R. BIDHAN NAGAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

Government of West Bengal
Office of the A.D.S.R. BIDHAN NAGAR (From 30/11/2007 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 03-11-2017

Serial No of Application	1504010818/2017	Search No	1504010818/2017
Search for the Years	From 2000 To 2012	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Bhatenda, Plot No: RS- 00701 / 00800		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	
Search Result:	No Record Found		

(Mr Debajyoti Bandyopadhyay)
A.D.S.R. BIDHAN NAGAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

