

SAMAR DAS

Advocate,

High Court, Calcutta,

Bar Association, Room No. 13

CHAMBER :

8-2, Kiron Apartment,

Ground Floor, Balia More,

P. O. - Garia, Kolkata - 700084.

M: 9903423220.

Ref No.

Date : 20/12/2019

NON ENCUMBRANCES SEARCH CERTIFICATE

AND

DETAILED REPORT ON TITLE

Ref : ALL THAT piece and parcel of land measuring about **12 Cottahs** lying, situated at **Holding No. 519, Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality and comprised in **L.R. Dag No. 270** appertaining to **L.R. Khatian No. 574** corresponding to **R.S. Dag No. 246** appertaining to **R.S. Khatian No. 39** of **Mouza - Garagachha**, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas, Kolkata - 700084.

Present Owner : **SRI HARAN NASKAR**, son of Late Satish Naskar of Garagachha, P.O.- Garia, P.S.- Sonarpur, Kolkata - 700084.

This is to certify that I have caused necessary searches of the office of the R.A. - I, Kolkata, D.S.R. IV, Alipore, South 24 Parganas and A.D.S.R., Sonarpur and Garia, South 24 Parganas for the period of 2007 to 2019 (upto date) in respect of the aforesaid property.

My report is as follows :

During searches in the aforesaid Registration Offices concerned, so far papers and records available therein, I found five entries within the aforesaid period -

Year	Office	Book No.	Volume No.	Page No.	Deed No.
2008	A.D.S.R., Sonarpur	I	44	2028 to 2042	11858/2008
2009	A.D.S.R., Sonarpur	I	8	1145 to 1158	2534/2009
2016	A.D.S.R., Garia	I	1629-2016	85081-85099	162903934/2016
2016	A.D.S.R., Garia	I	1629-2016	84760-84771	162903935/2016
2017	A.D.S.R., Garia	I	1629-2017	29819-29840	162901226/2017
2017	A.D.S.R., Garia	I	1629-2017	29806-29818	162901232/2017
2018	D.S.R.IV, Alipore	I	1604-2018	27631-27647	160400898/2018

Page 1 of 4

Samar Das
SAMAR DAS
Advocate,

High Court, Calcutta

Bar Association, Room No. 13

Enrollment No. WB91/05

SAMAR DAS

Advocate,

High Court, Calcutta,

Bar Association, Room No. 13

CHAMBER :

8-2, Kiron Apartment,

Ground Floor, Balia More,

P. O. - Garia, Kolkata - 700084.

M: 9903423220.

Ref No.

Date : 20/12/2019

Save and except the aforesaid entry I have found no other entry like sale, gift, mortgage, lease or any other kind of transfer of the said Premises.

I have examined the title deeds and other papers and documents in respect of the aforesaid premises and after going through the same thoroughly, I hereby state the short history of the title of the aforesaid premises :

WHEREAS Haran Naskar, the owner herein along with his brother, Sunil Naskar got **34 Cottahs 2 Chittaks land** at R.S. Dag No. 246 appertaining to R.S. Khatian No. 39 of Mouza - Garagachha, J.L. No. 45, Touzi No. 56, Police Station - Sonarpur, District - South 24 Parganas by virtue of a Deed of Gift executed and registered on 30.10.2002 at the office of the A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 135, copied at Pages 29 to 39, **being No. 7960 for the year 2002** from its erstwhile owner, Ramanath Dey Sarkar Charitable Trust and since then they jointly had been in possession and enjoyment of the said property without any hindrance and encumbrance.

AND WHEREAS during joint possession and enjoyment of the said property they jointly divided the said property equally by virtue of a **Deed of Partition** which was registered at the office of the A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book No. I, CD Volume No. 44, Pages 2028 to 2042, **Being No. 11858 for the year 2008** and as per said **Partition Deed Haran Naskar became the sole and absolute owner of 17 Cottahs 1 Chittaks land from the West** and his brother, Sunil Naskar became the sole and absolute owner of 17 Cottahs 1 Chittaks land from the East out of the aforesaid 34 Cottahs 2 Chittaks land which is also demarcated in the site plan attached therewith.

AND WHEREAS since then the said Haran Naskar, the Owner herein had been in possession and enjoyment of the said property without any hindrance and encumbrance and he got mutated his name in the department of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property recorded in L.R.R.O.R. as L.R. Dag No. 270 appertaining to L.R. Khatian No. 574 of Mouza - Garagachha, J.L. No. 45, P.S. - Sonarpur, Dist. - South 24 Parganas

Samar Das
SAMAR DAS
Advocate

High Court, Calcutta

Bar Association, Room No. 13

Enrollment No. WB91/05.

Page 2 of 4

SAMAR DAS

Advocate,

High Court, Calcutta,

Bar Association, Room No. 13

CHAMBER :

S-2, Kiron Apartment,

Ground Floor, Balia More,

P. O. - Garia, Kolkata - 700084.

M: 9903423220.

Ref No.

Date : 20/12/2019

and he gifted 5 Cottahs 1 Chittak land to her wife, Smt. Swapna Naskar by virtue of a **Deed of Gift** registered at the office of the A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 8, copied at Pages 1145 to 1158, **being No. 2534 for the year 2009** and since then the owner herein had been in possession and enjoyment of the remaining **12 Cottahs land** without any hindrance and encumbrance and got mutated the said property in the assessment record of the Rajpur - Sonarpur Municipality and has been paying municipal rates and taxes under **Holding No. 519, GARAGACHA**, Ward No. 01 of the Rajpur - Sonarpur Municipality.

AND WHEREAS the said Haran Naskar entered into two Development Agreements with M/s. Surakha Construction represented by its partners Surath Sardar and Samir Sardar (hereinafter referred to as "the developer") on **14.12.2016 and 21.04.2017** which was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2016, Pages from 85081 to 85099, **Being No. 162903934** for the year **2016** and Book No. I, Volume No. 1629-2017, Pages from 29819 to 29840, **Being No. 162901226** for the year **2017** respectively for construction of Apartment Ownership Building upon the aforesaid premises measuring more or less **12 Cottahs 00 Chittaks 00 Sq. ft.**, be the same a little more or less, at **Holding No. 519, Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality comprised in **L.R. Dag No. 270** appertaining to **L.R. Khatian No. 574** corresponding to **R.S. Dag No. 246** appertaining to **R.S. Khatian No. 39** of **Mouza - Garagachha**, J.L. No. 45, Police Station - Sonarpur presently Narendrapur, District - South 24 Parganas at the cost and expenses of the developer with several terms and conditions as contained therein and the land owner also grant Power of Attorney for development for construction of building upon the aforesaid premises and to sell developer's allocation in the said building and the said Power of Attorneys was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2016, Pages from 84760 to 84771, **Being No. 162903935** for the year **2016** and Book No. I, Volume No. 1629-2017, Pages from 29806 to 29818, **Being No. 1629012132** for the year **2017** respectively.

Samar Das
SAMAR DAS

Advocate

High Court, Calcutta

Bar Association, Room No. 13.

Enrollment No. WB91/05

Page 3 of 4

SAMAR DAS

Advocate,

High Court, Calcutta,

Bar Association, Room No. 13

CHAMBER :

8-2, Kiron Apartment,

Ground Floor, Balia More,

P. O. - Garia, Kolkata - 700084.

M: 9903423220.

Ref No.

Date : 20/12/2019


AND WHEREAS by strength of the aforesaid power or attorneys the developer declares on behalf of the owner the boundary of the premises measuring more or less 12 Cottahs by virtue of a deed of declaration of boundary which was registered at the office of the D.S.R. IV, Alipore, South 24 Parganas and recorded in Book No. I Volume No. 1604-2018, Page from 27631 to 27647, being No. 160400898 for the year 2018 and also converted the character of the land from Shali to Bastu on 13.02.2019 from the department of the S.D:L.&L.R.O., Baruipur, South 24 Parganas vide case No. CN/2019/1615/91.

AND WHEREAS the developer herein has been in construction work of apartment ownership building being named as "**SURAKHA RESIDENCY - 2**" consisting of two blocks upon the aforesaid premises as per **approved building plan vide No. 138/CB/01/89 dated 30.10.2018** from the authority of the Rajpur - Sonarpur Municipality and the land owner and the developer are entitled to sell their respective allocation in the said building.

I HEREBY CERTIFY that the above mentioned property of the present owners is free from all encumbrances, charges, liens, liabilities, attachments, mortgage or any other kind of transaction whatsoever and the said property has an absolute, clear, free and marketable title.

I also **FURTHER CERTIFY** that the above mentioned property is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976, and the same is not under any claim of the K.M.D.A., Rajpur - Sonarpur Municipality and any other authority and is fit for equitable mortgage.

The Search Receipts are enclosed herewith.


SAMAR DAS
Advocate,
High Court, Calcutta
Bar Association, Room No. 13,
Enrollment No. WB91/65.

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

Date of Application: 01-11-2019

Serial No of Application	1629002966/2019	Search No	1629002966/2019
Search for the Years	From 2014 To 2019	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, , Plot No: RS- 00246		
From whom Received	Mr. SAMAR DAS		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found



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

No. REGN AA 028086

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 46186
2. Date of application 6/11/19
3. Search for the year(s) 2007 - 2019
4. Name of office to which the record to be searched or inspected relates DR+SR-Sonarpur
5. Name of person or property to be searched M - Guragachha
6. Nature of document Dag - 246 Kh - 239
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) S. Das. (Adv) 28/
8. From whom received
9. Fees paid under Article —
 - F (1) (i)
 - F (1) (ii)
 - F (2)



Registrar of

Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 31-10-2019

Serial No of Application	1901018944/2019	Search No	1901018944/2019
Search for the Years	From 2007 To 2019	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, , Plot No: RS- 00246		
From whom Received	Mr S Das		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 12 /-	

Search Result: No Record Found

(Mr Debasis Patra)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA

