

Dated 10th May 2021

Title Search & Non Encumbrances Certificate

Area of Land : ALL THAT PIECE AND PARCEL of Homestead freehold Bastu land measuring more or less 19 (nineteen) Cotthas 09 (nine) Chhitaks 14 (fourteen) Square feet

Lying and Situates : Lying and situates on the Premises at Holding no. – 5/516 , Old Calcutta Road, P.O. – Kalyannagar, Via Panshila , within the jurisdiction of Khardah Municipality , Ward no. – 7, comprised and contained in L.R. Dag nos. – 1150, L.R. Khatian no. –2258 , 2260, 2259, 2261, 2262, 2252, 2255, 2257, 2253, 2254 & 2256; appertaining to Mouza – Kerulia, Police Station – Rahara (formerly it was Khardah) District North 24 Parganas, within the Office of A.D.S.R. Office at Sodepur , butted and bounded the entire land as follows.:

On the North : Kalyannagar Girl' School & Mira Banerjee
On the South : Property of Jyotiprova Deb
On the East : Property of Jyotiprova Deb
On the West: : Old Calcutta Road

Present Owners

Of the Property 1) Smt. Bulu Rani Dutta , 2) Smt. Nilu Dutta Sarkar , 3) Smt. Shilu Dutta , 4) Smt. Ila Dutta , 5) Smt. Rinku Majumder , 6) Smt. Anima Das , 7) Sri Shankar Dutta , 8) Sri Nandalal Dutta , 9) Sri Goutam Dutta , 10) Ashima Dutta Saha and 11) Smt. Seema Dutta

Have perused the all following Original/Photo Copies of Title Deeds and documents .

- I) Title Deed being no. - 1823 of 1964 under the joint names of Charu Bala Dutta and Parul Bala Dutta
- II) Title Deed being no. - 2759 of 1964 under the names of Smt. Charu Bala Dutta and Parul Bala Dutta
- III) Final Order & Judgment in terms of Solenama with the Title Suit no. - 51 of 1976
- IV) Property Tax Receipts
- V) Mutation before the Local Municipality , under the names of the present Owners
- VI) 2 sets of Development Agreement Being no. – 02090 & 02092 for the year 2019
- VII) 2 sets of Development Power of Attorney Being no.- 02104 & 02105 for the year 2019
- VIII) All Death Certificates (Parul Bala Dutta, Charu Bala Dutta, Binod Behari Dutta & Biswanath Dutta)
- X) All L.R. Settlement record under the names of present Owners

- XI) All Khajna / Govt rent
XII) Sanctioned Building Plan vide no.- vide no.- 04/ 2019-2020

I have caused necessary searches the above mentioned property in the office of D.R. Barasat , A.D.S.R. Sodepur & Additional Registrar of Assurances from 2007 to 2021 and I have gone through the title Deed, Link Deed, record of right etc. I have also caused necessary Searches in all the concerned Courts from the year 2010 to 2021. And found no adverse entry regarding the above property.

Chain of Title / Devolution of Property

Whereas while one Dedur Box Mistri was seized and possessed and entitled to Owner in respect of a large area of homestead Bastu land containing an arera more or less 19 Satak and containing an area of Doba / Pond measuring about 1.5 Satak total admeasuring more or less 20.5 Satak lying within the Police Station – Rahara (formerly it was under Khardah), District North 24 Parganas , appartaining to Mouza – Kerulia , comprised and contained in R.S. Dag no. – 270 and 272, within the Khatian no. - 84, said Dedur Box Mistri died intestate and after his demise his entire property devoled upon his son Morthor Box Misrti and being legal heir and successor said Mother Box Mistri inherited the Owner and owned and acquired all right, title and interest over the property of deceased Dedur Box Mistri.

That said Mother Box Mistri after becoming the absolute Owner on 3rd April 1964, executed and registered one registered Bengali Deed of Saf Bikray Kobala, represented as the Owner/Vendor therein , where said Mother Box Mistri duly sold, transferred and conveyed his homestead Bastu land with pond total admeasurig more or less 20.5 Satak lying within the Dag no. – 270 and Dag no. – 272, in favour of Charubala Dutta , Wife of Binod Behari Dutta & Parul Bala Dutta , Wife of Biswanath Dutta represented as the joint Purchasers therein , the same was registered in the Office of S.R. at Barrackpore, recorded into Book no. – 1 , Volume no. – 27, written in pages from 57 to 61 , Being no. – 1823, for year 1964.

Whereas one Sekh Babulal Mistri was the absolute Owner in respect of another property measuring more or less 32 Satak (out of which 29 Satak Bastu land and 03 Satak Doba) comprised and contained in Dag no. – 271, 273 and 273/347 within the Khatian no. - 53, under the Mouza – Kerulia, Police Station – Rahara (formerly it was under Khardah), District North 24 Parganas , within the limit of Khardah Municipality.

That while said Sekh Babulal Mistri was seized and possessed and entitled to as an absolute Owner in respect of his aforesaid homestead Land with Pond there was one registered Indenture was made executed on 18th May 1964 by and between said Sekh Babulal Mistri represented as the Vendor / Owner in one part , who duly sold , transferred and conveyed his part/portion of property comprising with homestead Land with Pond total admeasuring more or less 15 Satak by a Bengali Saf Bikray Kobala in favour of Smt.Charubala Dutta , Wife of Binod Behari Dutta & Parul Bala Dutta , Wife of Biswanath Dutta represented as the joint Purchasers therein , lying within the Dag no. – 271 , 273 & 273/347, Khatian no. – 53, , the same was registered in the Office of S.R. at Barrackpore, recorded ito Book no. – 1, Volume no. – 41, written in pages from 6 to 10, Being no. – 2759, for year 1964.

That by virtue of aforesaid Two registered Deed of saf Bikray Kobala Smt. Charubala Dutta , since deceased and Smt. Parul Bala Dutta , since deceasaed became the joint Owners in respect of All that piece and parcel of homestead Bastu landed property and potion of Doba total admeasuring more or

Tapas Chanda
Advocate
State Bank of India

less 35.5 Satak lying within the R.S. Dag no. - 270, 271, 272, 273 & 273/347 , R.S. Khatian no. - 53 & 84 , within the Mouza - Kerulia. Police Station - Rahara (formerly it was under Khardah).

That while said Smt. Charubala Dutta and Parul Bala Dutta were jointly seized and possessed in respect of their aforesaid purchased property they were compelled to file a Suit for Partition being Title Suit no. - 51 of 1996 before the Court of Sub- Ordinate Judge at Alipore District - 24 Parganas against the adjacent Plot Holders Smt. Suniti Bala Deb , Jyoti Prova Deb and Sri Sukhendra Chandra Deb , the adjacent Plot Holders in respect of Schedule property as described and mentioned in the said Title Suit , where the Schedule property of the said Title suit lying within the District - North 24 Parganas appertaining to Mouza - Kerulia , comprised and contained in R.S. Dag no. - 271, 273 & 273/347 and R.S. Khatian no. - 53 , containing an area 32 Satak , out of which 31 Satak Bastu land lying within the Dag no. - 271 & 273 and 01 Satak Doba/Pond lying within the Dag no. - 273/347

And during contesting the said suit by the both Parties thereto one Solenama was filed and the Learned Court has pleased to pass compromise Decree in terms of the this Solenama and one map annexed therewith as a part of the said Solenama on 7th day of April 1979 , As per said Solanama and the annexed Plan therewith it is palpably clear that the Plaintiffs of the said Partition Suit i.e. Smt. Charu Bala Dutta and Smt. Parul Bala Dutta jointly became the absolute Owner in respect of Lot -A property specifically mentioned in the annexed Map therein , containing an area of total property measuring more or less 41 Satak , out of which 38 Satak homestead Bastu land lying under the Dag nos. - 270 and 03 Satak Doba lying within the Dag no. - 272 , both are within the R.S. Khatian no. - 84 . Mouja - Kerulia. Police Station - Rahara (formerly it was under Khardah)

By virtue of the above purchased Saf Bikray Kobala and after the Court Order dated 14th day of January 1980 ,Smt. Charu Bala Dutta and Smt. Parul Bala Dutta jointly became the Owners in respect of homestead Bastu landed Property containing an area measuring more or less 38 Satak homestead bastu landed property measuring more or less 19 Satak TOGETHERWITH old dilapidated one storeyed pucca structure measuring more or less 1430 Square feet

All the Owners thereafter mutated their names jointly in the Assessment Record with their joint landed property comprising with land and structure in the Khardah Municipality under Holding no. - 5/516, Old Calcutta Road, P.O. - Kalyannagar, Via Pansila , within the jurisdiction of Khardah Municipality , Ward no. - 7. And also recorded their names before the L.R. Settlement Record , where the name of Smt. Charu Bala Dutta has been recorded in L.R. Dag nos. -1150 , within L.R. Khatian no. - 285, under Mouza - Kerulia in respect of 16 Satak and similarly the name of Smt. Parul Bala Dutta has been recorded in L.R. Dag nos. -1150 , within L.R. Khatian no. -490, under Mouza - Kerulia in respect of 16 Satak, Police Station - Rahara (formerly it was under Khardah) , District North 24 Parganas.

After physical measurement the entire Bastu landed Property of said Smt. Charu Bala Dutta and Smt. Parul Bala Dutta appeared more or less total homestead Bastu land 19 Cottahs 09 Chhitaks 14 Sqft and with an old one storeyed dilapidated pucca structure measuring more or less 1430 Square feet. which is clearly stated and described in the First Schedule hereunder written below and for the sake of brevity herein after called and referred to as the "SAID PREMISES

While seized and possessed the aforesaid undivided landed property and entitled to Owner of the Said land as stated in the First Schedule herein written in below said Parul Bala Dutta who was a Hindu governed under the Dayahaga Hindu School of law died intestate on 26th day of July 2014, leaving behind her surviving her five daughters namely 1). Smt. Bulu Rani Dutta, 2).Smt. Nilu Dutta Sarkar, 3). Smt. Shilu Datta Chowdhury, 4). Smt. Ila Dutta and 5). Smt. Rinku Majumder, all are the

present Owners no. 1.1.1 to 1.1.5 herein, as her only legal heirs and successors, according to the Hindu Succession Act . The husband of the Parul Bala Dutta , Biswanath Dutta was predeceased her , who died intested on 17th day of June 2014

After demise of Parul Bala Dutta and Biswanath Dutta all the above named Legal heirs, heiress and successors of the deceased became the joint Owners in respect of undivided and un demarcated ½ of the land with structure which is 50% of the Premises and they all jointly inherited the said property and since then they have been jointly seizing and possessing the aforesaid property with all right, title and interest and entitled to joint Owners of the said Property which is clearly stated and described in the First Schedule hereunder written below .

While seized and possessed the aforesaid undivided landed property of the Said Premises as stated in the First Schedule herein said Charu Bala Dutta who was a Hindu governed under the Dayahaga Hindu School of law , died intestate on 26th day of November 1985 leaving behind her surviving her three sons namely 1) Sri Shankar Dutta , 2) Sri Nandalal Dutta and 3) Sri Goutam Dutta three daughters namely 1) . Smt. Anima Das, 2). Smt. Ashima Dutta Saha and 3). Smt. Seema Dutta , All the Owners herein , as her legal heirs and successors .The fact remains Binod Behari Dutta, the husband of the Charu Bala Dutta , was predeceased her , who died on 17th day of February 2005.

After demise of Charu Bala Dutta and Binod Behari Dutta all the all the above named Legal heirs, heiress and successors of the deceased became the joint Owners in respect of undivided and un demarcated ½ of the land with structure which is 50% of the Premises and they all jointly inherited the said property and since then they have been jointly seizing and possessing the aforesaid property with all right, title and interest and entitled to joint Owners of the said Property which is clearly stated and described in the First Schedule hereunder written below .

5.15 By the events and facts all he Owners herein jointly entitled to joint Owners of the Premises containing an area of land measuring 19 (nineteen) Cotthas 09 (nine) Chhitaks 14 (fourteen) Square feet be the same and or little more or less together with Pucca residential one storeyed Building threon lying and situated on the Premises at Holding no. - 5/516 , Old Calcutta Road, P.O. - Kalyannagar, Via Panshila , within the jurisdiction of Khardah Municipality , Ward no. - 7, comprised and contained in L.R. Dag nos. - 1150, L.R. Khatian no. -2258 , 2260, 2259, 2261, 2262, 2252, 2255, 2257, 2253, 2254 & 2256; under Mouza - Kerulia, Police Station - Rahara (formerly it was Khardah) District North 24 Parganas, within the Office of A.D.S.R. Office at Sodepur.

Thereafter all the above Owners got and obtained one Sanctioned Building Plan vide no. 4 of 3019 to 2020 to the extent of a new multi storeyed Building thereon and accordingly the Owners executed and registered two separate Development Agreement vide no. - 02090 & 02092 for the year 2019 with the Developer concern namely "PIONEER ASSOCIATES" in pursuant to the said Development Agreement the Owners also executed two separate registered Power of Attorney in favour of the Partners of the Developer concern vide Deed no. - 02104 & 02105 for the year 2019.

Thereafter the Developer concen with the help of the above two Development Agreement and two Power of Attorney had commenced to start one multi storeyed building thereon popularly known as "OMKAR RESIDENCY"

I, have certify that the above mentioned land is not subjected of any restriction or Urban Land (ceiling and Regulation) Act, 1976 and the same is fit for equitable mortgage.

During investigation as per availability of records in the Office of all subordinate Registered Offices including District Registry Offices from the year 2007 to 2021 (till date) , no adverse entry has found in respect of the above mentioned property and I also cause to necessary searches from the Office of Ld. District Court SR. Div. at Barasat from 2010 to 2021 (till date) and I don't found any adverse entry in the Courts .

By the foregoing events and facts it is clear that the above mentioned property under the names 1) Smt. Bulu Rani Dutta , 2) Smt. Nilu Dutta Sarkar , 3) Smt. Shilu Dutta , 4) Smt. Ila Dutta, 5) Smt. Rinku Majumder , 6) Smt. Anima Das , 7) Sri Shankar Dutta, 8) Sri Nandalal Dutta , 9) Sri Goutam Dutta , 10) Ashima Dutta Saha and 11) Smt. Seema Dutta jointly have a good and clear marketable Title and is free from all encumbrances.

Thanking you,

Yours faithfully,



Tapas Chanda
Advocate
Sealdah Civil Court
Kolkata - 700 014

Enclosed : On line Court Search Receipts and All information from the concerned Registry Offices

No. REGN AA 405244

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 22244
- 2. Date of application 30/4/21
- 3. Search for the year (s) 2020-21
- 4. Name of office to which the record to be searched or inspected relates R
- 5. Name of person or property to be searched J
- 6. Nature of document W
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m Kerulim 2025
UR D-1150 PS Rahank
- 8. From whom received T Choudh
- 9. Fees paid under Article —
F (1) (i) 107
- F (2) (ii)
- F (2)

..... Registrar of



Wm. H. ...
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Order ...
No. 1120 ...
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1/10/07

No. REGN AA 288389

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 17136

2. Date of application 30/04/2021

3. Search for the year (s) 2007 - 2021

4. Name of office to which the record to be searched or inspected relates
DR + ADPR - B7CJ

5. Name of person or property to be searched M. K. Ramani

6. Nature of document DR - 1180, Wh - 285, 490

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)
①

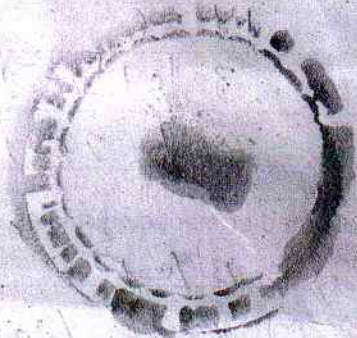
8. From whom received F. Chandia

9. Fees paid under Article —
F1) (i) 30/-
F2) (ii)
F2)

..... Registrar of

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ISSUED



Please allow the at least to search
the documents for the year

FOR A D. S. R. (Records)
Noted 2-1-1944

Court Complex Court Establishment

* Court Establishment Civil Judge Sr. Divn. Barasat, North 24 Pa

* Petitioner/Respondent Bulu Rani Dutta

* Year 2011

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15/10/2021

https://services.eCourts.gov.in/eCourts/trackAndMonitorCases.aspx?CaseNo=168&dist_cd=14

Court Complex Court Establishment

* Court Establishment

Civil Judge Sr. Divn. Barasat, North 24 Pa

* Petitioner/Respondent

Bulu Rani Dutta

* Year

2010

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Court Complex Court Establishment

* Court Establishment

Civil Judge Sr. Divn Barasat, North 24 Pa

* Petitioner/Respondent

Buti Rani Dutta

* Year

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Case Status Search

Court Complex Court Establishment

* Court Establishment Civil Judge Sr. Divn. Barasat, North 24 Pa

* Petitioner/Respondent Bulu Rani Dutta

* Year 2013

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Court Complex Court Establishment

* Court Establishment

Civil Judge Sr. Divn.Barasat, North 24 Pa

* Petitioner/Respondent

Bulu Rani Dutta

* Year

2015

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Court Complex Court Establishment

* Court Establishment

Civil Judge Sr. Divn. Barasat, North 24 Pa

* Petitioner/Respondent

Bulu Rani Dutta

* Year

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Case Status Search

Court Complex Court Establishment

* Court Establishment Civil Judge Sr. Divn Barasat, North 24 Pa

* Petitioner/Respondent Bulu Rani Dutta

* Year 2016

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5/10/2021

https://services.eCourts.gov.in/eCourtsIndia/v1/annual/cases/16/dist/cd=14
Case No = 198
Petitioner/Respondent Name = Bulu Rani Dutta

Court Complex Court Establishment

* Court Establishment

Civil Judge Sr. Divn. Barasat, North 24 Pa

* Petitioner/Respondent

Bulu Rani Dutta

* Year

2017

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Case Status Search

Court Complex Court Establishment

* Court Establishment

Civil Judge Sr. Divn Barasat, North 24 Pa

* Petitioner/Respondent

Bulu Rani Dutta

* Year

2016

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Court Complex Court Establishment

* Court Establishment Civil Judge Sr. Divn. Barasat, North 24 Pa

* Petitioner/Respondent Bulu Rani Dutta

* Year 2018

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Court Complex Court Establishment

* Court Establishment Civil Judge Sr. Divn.Barasat, North 24 Pa

* Petitioner/Respondent Bulu Rani Datta

* Year 2019

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5/10/2021

Case Status Search

Court Complex Court Establishment

* Court Establishment Civil Judge Sr. Divn. Barasat, North 24 Pa. ▾

* Petitioner/Respondent Bulu Rani Dutta

* Year 2020

Pending Disposed Both

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Court Complex Court Establishment

* Court Establishment Civil Judge Sr. Divn.Barasat, North 24 Pa

* Petitioner/Respondent Bulu Rani Dutta

* Year 2021

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