

No. REGN AA 430009

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 32809
 - 2. Date of application 17-3-20
 - 3. Search for the year (s) 2000-20
 - 4. Name of office to which the record to be searched or inspected relates..... RAW
 - 5. Name of person or property to be searched..... II
 - 6. Nature of document 2
 - 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M-Dhalua, R.A. 185
R.K.M-141
 - 8. From whom received
 - 9. Fees paid under Article —
 F (1) (i)
 F (2) (ii) 22/-
 F (2)
- D. Bhattacharya
- Registrar of

L/Kolkata-56

608004813/2020
rom 13/02/2008 onwa
, Plot No: RS- 00185

in No Area of Proper

5 Area of Land: 1 K
3 Chatak, (1 Katha
Chatak)

/2007, Page: 4933 - 4954,
r: 12/05/2008, Date of Deliv

iar Bhunia)
NARPUR
S.R. SONARPUR



180000

Receipt for the purchase of the above

1. Description of the property

2. Date of purchase

3. Name of the seller

4. Name of the buyer

5. Price paid

6. Name of the witness

7. Signature of the seller

8. Signature of the buyer

9. Signature of the witness

10. Date of receipt

11. Place of receipt

12. Name of the official

13. Signature of the official

14. Seal of the official

15. Remarks

16. Date of entry

17. Place of entry

18. Name of the official

19. Signature of the official

20. Seal of the official

21. Remarks

22. Date of entry

23. Place of entry

24. Name of the official

No. REGN AA 135761

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 11668

Date of application 17/05/2020

3. Search for the year (s) 1999 + 2020

4. Name of office to which the record to be searched or inspected relates 12 Ali pore

5. Name of person or property to be searched M. Shahu

6. Nature of document Kh. 741 D-185

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 12

8. From whom received D. Bhatle Chandra

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

Registrar of

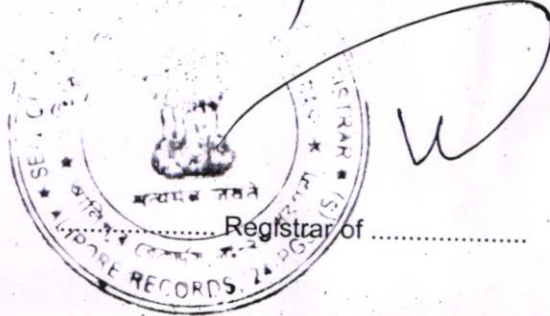
608004813/2020
 from 13/02/2008 onwards
 Plot No: RS- 00185

in No Area of Property

5 Area of Land: 1 Katha, 3 Chatak, (1 Katha, 3 Chatak)

12/07, Page: 4933 - 4954,
 12/05/2008, Date of Delivery

(var Bhunia)
 JARPUR
 S.R. SONARPUR



NO. 1234

Receipt for the deposit of cash or property

Received of Mr. J. D. Smith
the sum of \$100.00
for the year 1912

for the purpose of
the purchase of
the land of the
State of Ohio

and for the
purchase of
the land of the
State of Ohio

and for the
purchase of
the land of the
State of Ohio

and for the
purchase of
the land of the
State of Ohio

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the land of the
State of Ohio

and for the
purchase of
the land of the
State of Ohio

and for the
purchase of
the land of the
State of Ohio

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

Date of Application: 17-03-2020

Serial No of Application 1608004813/2020 **Search No** 1608004813/2020
Search for the Years From 1999 To 2014 **Record Available** From 13/02/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00185
From whom Received Mr Dibakar Bhattacharya
Fees Paid under Articles F1(i) 2 /- F1(ii) 15 /-

Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-185 Khatian:	Area of Land: 1 Katha, 3 Chatak, (1 Katha, 3 Chatak)

Deed Details :

Deed No: I-160804211/2008, , Serial No: 160810887/2007, Page: 4933 - 4954,
Date of Registration: 07/05/2008, Date of Completion: 12/05/2008, Date of Delivery: 15/05/2008

(Mr Barun Kumar Bhunia)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR



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

Date of Application: 19-03-2020

Serial No of Application	1629001182/2020	Search No	1629001182/2020
Search for the Years	From 2014 To 2020	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00185		
From whom Received	Mr Dibakar Bhattacharjee		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 6/-	

Search Result: **No Record Found**

(Mr Debasish Dhar)

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA



DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date : 23.03.2020

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **6 (six) cottahs 15 (fifteen) chittacks 0 (zero) sq. ft.** in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 141, L.R. Khatian No. 4011, 4013, 4012, R.S. Dag No. 185 corresponding to L.R. Dag No.- 195, **Holding No. 721, Dhalua Paschim**, under Additional District Sub. Registrar- Garia and Police Station - Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 2 of Rajpur Sonarpur Municipality, District- South 24 Parganas.

PRESENT LAND OWNERS:-

(1) **SRI NIRMAL KUMAR NASKAR**, (2) **SRI SUBAL NASKAR** and (3) **SRI SUNDAR NASKAR** all sons of- Panchu Gopal Naskar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Dhalua Paschimpara, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the period of last 21 (twenty one)

WBhatt.

DIBAKAR BHATTACHARJEE

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

- I. That, Paribala Naskar (the mother of the present Landowners) purchased the land measuring about 5 cottahs 3 chittacks 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Subir Mondal & Prabir Mondal, both sons of- Late Bihari Lal Mondal by virtue of a Sale Deed registered on 20.12.1976 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 3588 for the year 1976;
- II. That, Paribala Naskar (the mother of the present Landowners) purchased another land measuring about 10 cottahs 0 chittack 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua from Bihari Lal Mondal, son of- Late Beni Madhab Mondal by virtue of a Sale Deed registered on 17.01.1976 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 1031 for the year 1976;
- III. That, Paribala Naskar (the mother of the present Landowners) again purchased the land measuring about 10 cottahs 0 chittack 0 sq. ft. in R.S. Dag No. 185, Mouza-

DBhatt.

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Dhalua from Bihari Lal Mondal, son of- Late Beni Madhab Mondal by virtue of a Sale Deed registered on 21.10.1975 before Sub. Registrar, Sonarpur and recorded in Book No.- I, Being No.- 4326 for the year 1975;

IV. That, by virtue of the afore-stated 3 (three) Sale Deeds Paribala Naskar (the mother of the present Landowners) became the owner of the land total measuring about 25 cottahs 3 chittacks 0 sq. ft. in R.S. Dag No. 185, Mouza- Dhalua and thereafter she mutated her name before the BL&LRO Sonarpur in respect of the said land and while enjoying the same she gifted the land measuring about 6 cottahs 15 chittacks 0 sq. ft. from the said total land in favour of her three sons (i.e. the present Landowners herein) by virtue of a Deed of Gift registered on 17.07.2017 before A.D.S.R. Garia, and recorded in Book No.- I, Volume No. 1629-2017, Pages 71837 to 71858, Being No.- 2797 for the year 2017;

V. That, after becoming the joint owners of the said land by virtue of the above-mentioned Deed of Gift the present Landowners herein mutated their names before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been issued in their

DBhatt.

DIBAKAR BHATTACHARJEE

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HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

respective names and thereafter the present landowners herein entered into a Development Agreement with **S.P. CONSTRUCTION** a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, Kolkata- 700152 (hereinafter referred to as the said Developer) which was registered on 12.03.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, Pages 41836 to 41871, Being No. 1229 for the year 2019 and for smooth running of the said construction work the present landowners herein executed a Power of Attorney which was registered on 12.03.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, Pages 41806 to 41835, Being No. 1241 for the year 2019;

- VI.** Thereafter the said Developer submitted a building sanction plan in respect of the land as mentioned hereinabove and got the sanctioned building plan bearing sanction no. 272/CB/02/26 dated 27.01.2020 duly sanctioned from Rajpur Sonarpur Municipality;
- VII.** Thereafter the said Developer started construction of a multi-storied building known as "AASHRAY ANGEL" at Holding No. 721, Dhalua Paschim, under Ward No.- 2 of Rajpur Sonarpur Municipality;

Ashatt.

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

I hereby certify that the above-mentioned land of the present Landowners herein are free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee.
ADVOCATE