

SAMAR DATTA

LL.B Advocate
(Barrackpore Court & District
Judges' Court at Barasat)

Residence

Kalianibas, Barrackpore
P.O – Nona Chanda Pukur
Pin – 700 122
Dist. – 24 Parganas (N)
(M) : 9903676983/6291024703

Ref :

Date : 06/09/2019

Non –encumbrance certificate & detailed Report on Title.

Ref: An area of Bastu land of 17K i.e 12240 sq.ft i.e 28.09 decimal with building construction thereon lying and situated at Mouza-Halisahar, ADSRO- Naihati, P.S-Bizpur, J.L.No- 06, Re.Sa no-37, Touzi no-Hal-1, R.S Dag no- 1238, L.R Dag no-1487, L.R Khatian no-12858 (now 21327, 21328 and 21329), ward no-06, holding no-2/2/4/A, Shibergoli Ghoshpara Road within the limit of Halisahar Municipality, District- N 24 Pgs which is now butted and bounded by-

On the north-Property of Sharmila Kundu and others.

On the south- Burning Ghat Road.

On the east- Ghoshpara Road.

On the west- Property of Sharmila Kundu and others.

The present owners of the said property are (1) SRI ASHOK KUMAR PRASAD s/o Late Satya Narayan Prasad of 25, Ashoke Mitra Road, P.O- Kancharapara, P.S-Bizpur, Pin-743145, Dist-N 24 Pgs. (2) SRI SANJAY TIWARI s/o Sri Ramesh Tiwari of Bindubasinipara, P.O+P.S-Chandannagar, Pin-712135, Dist-Hooghly and (3) NUR ISLAM s/o Late Hazi Mohammad of Shibdaspur, P.S-Naihati, Pin-743145, Dist-N 24 Pgs.

I have caused necessary searches in the ADSRO at Naihati for the period from 2006 to 2019 and in the District Registry Office at Barasat for the period from 2006 to 2019 and all are Index-II in respect of the said property. I have also filed an application for information in respect of the said property in the Civil Judge (Sr. Division) first court at Barasat for the period from 2008 to 2019 till to-date in the name of Sri Ashok Kumar Prasad, Sri Sanjay Tiwari and Nur Islam that whether any title suit has been filed and / or pending against them. As per information slip it is found that no such title suit has been filed and/or pending against them in those Jurisdictional Court of Law during the said period.

I have also inspected the original title deed and all other relevant documents in respect of the said property. My report is as follows:-



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On 05.11.2011 one Smt Sharmila Kundu and two others represented by their attorney Tahamina Khatun sold and transferred a land of 6K at Mouza- Halisahar, R.S Dag No-1238, L.R Dag no-1487, L.R Khatian no-12858 to Nur Islam by virtue of a sale deed Being no- 150709094 for the year 2018 recorded in Book no-1, volume no-1507-2018, pages from 172878 to 172902 registered in the ADSRO at Naihati, Dist- North 24 Parganas. On 05.11.2011 one Smt Sharmila Kundu and two others represented by their attorney Tahamina Khatun sold and transferred a land of 6K at Mouza- Halisahar, R.S Dag No-1238, L.R Dag no-1487, L.R Khatian no-12858 to Sri Sanjay Tiwari by virtue of a sale deed Being no- 150709095 for the year 2018 recorded in Book no-1, volume no-1507-2018, pages from 172837 to 172862 registered in the ADSRO at Naihati, Dist- North 24 Parganas. On 05.11.2011 one Smt Sharmila Kundu and two others represented by their attorney Tahamina Khatun sold and transferred a land of 5K at Mouza- Halisahar, R.S Dag No- 1238, L.R Dag no-1487, L.R Khatian no-12858 to Sri Ashok Kumar Prasad by virtue of a sale deed Being no- 150709096 for the year 2018 recorded in Book no-1, volume no-1507-2018, pages from 172792 to 172818 registered in the ADSRO at Naihati, Dist- North 24 Parganas

That the said Sri Ashok Kumar Prasad, Sri Sanjay Tiwari and Nur Islam after purchasing the said total land of 28.09 Decimal i.e 17K from the said vendors by virtue of sale deed being no-150709094, 150709095 and 150709096 all for the year 2018 respectively at a total consideration of Rs-80,00,000/- became the absolute owners and got mutated their names amalgamated in Halisahar Municipality and paid taxes regularly. Their names also appeared in the respective records of right of Govt of West Bengal as Rayat under new L.R Khatian no-21327, 21328 and 21329, L.R Dag no-1487 with the nature of land as Danga & paid rents up to date. They also obtained certificate of Bastu Land from the BL&LRO. They also obtained proposed G+4 storied residential cum commercial sanctioned building plan from the Halisahar Municipality on 30.08.2019.


Sd/-

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The said Sri Ashoke Kumar Prasad, Sri Sanjay Tiwari, Nur Islam and Sri Arun Kumar Brawal jointly made a partnership firm named M/S Akhoy Nakhetra Developer by virtue of deed Being no-150700366 for the year 2019 recorded in Book no-IV, Volume no-1507-2019, Pages from 5613 to 5648, registered in the ADSRO at Naihati, Dist-N 24 Pgs for business of construction, developing of multistoried building, promoting and real estates business on 30.04.2019.

I hereby certify from the available documents and visit to the locale that the above mentioned property is free from all sorts of encumbrances, Charges, Liabilities, liens, dispendents and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable .

It is also hereby certify that the said property is not affected by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of CMDA & CIT and it is fit for equitable mortgage .

That the receipts for relevant searches in the Registry Offices and Court along with the Xerox copy of the title deed No.150709094 of 2018, 150709095 of 2018, 150709096 of 2018, Parcha, Khajna, Municipal Tax Receipts, Certified copy of deeds, sanctioned Plan, partnership deed and all other papers are enclosed herewith as the part of this certificate.

It is further certified that I have verified about the genuineness of the title deed Being no- 150709094 for the year 2018 standing in the name of Nur Islam, title deed being no-150709095 for the year 2018 standing in the name of Sri Sanjay Tiwari and title deed being no- 150709096 for the year 2018 standing in the name of Sri Ashok Kumar Prasad examined by me and that the same are originals not duplicate or fake.


(SAMAR DATTA)
ADVOCATE