

No. REGN AA 400995

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 32895
2. Date of application 8/10/12
3. Search for the year (s) 1920-20
4. Name of office to which the record to be searched or inspected relates R
5. Name of person or property to be searched T
6. Nature of document H
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) IR No 324 PS No 165
Dhela PS No 358
8. From whom received R Bhattacharya
9. Fees paid under Article —
F (1) (i)
F (2) (ii)
F (2)

302

Registrar of

SPL/Kol
PL/Kolkata-56

5 District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Plot No: RS Transaction: Gift, Gift in Favour of family members Khatian:
Deed Details :	Deed No: I-160801448/2012, Query No: 160800160801682/2012, Page: 4803 - 4826, Date of Re Completion: 10/02/2012, Date of Delivery: 16/02
6 District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Plot No: RS Transaction: Sale, Sale Document Khatian: 16
Deed Details :	Deed No: I-160803672/2013, Query No: 160800160804557/2013, Page: 1249 - 1262, Date of Re Completion: 25/03/2013, Date of Delivery: 26/04

No. REGN AA 365620

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 13920

Date of application 8/10/20

Search for the year (s) 1980-20

Name of office to which the record to be searched or inspected relates Rajpur

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

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) 165 D - 358

8. From whom received D. Bhattacharya

9. Fees paid under Article —

F (1) (i)

F (2) (ii)

F (2)

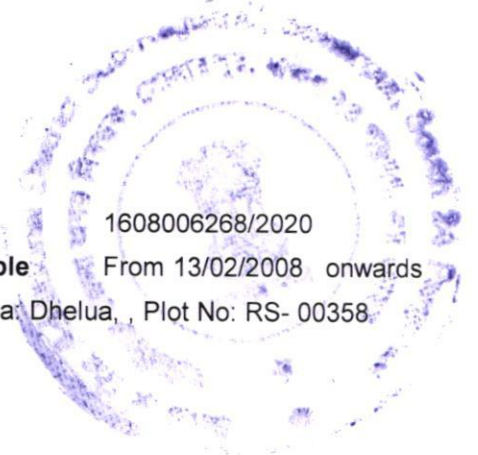
Registrar of

SPL/Kolkata-56

1
F
Dhelua
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RS-358
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<p>5 District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR</p>	<p>Deed No. I-160811381/2010, Query No: 1608023195 /2010 160812541/2010, Page: 1568 - 1584, Date of Registration: Completion: 01/10/2010, Date of Delivery: 03/11/2010</p> <p>Property Type: Land Plot No: RS-358 Transaction: Gift, Gift in Favour of family members Khatian:</p>
<p>6 District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR</p>	<p>Deed No: I-160801448/2012, Query No: 1608002889 /2012 160801682/2012, Page: 4803 - 4826, Date of Registration: Completion: 10/02/2012, Date of Delivery: 16/02/2012</p> <p>Property Type: Land Plot No: RS-358 Transaction: Sale, Sale Document Khatian: 165</p>
<p>Deed Details :</p>	<p>Deed No: I-160803672/2013, Query No: 1608007278 /2013 160804557/2013, Page: 1249 - 1262, Date of Registration: 25/03/2013, Date of Delivery: 26/04/2013</p>

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



Date of Application: 07-10-2020

Serial No of Application 1608006268/2020 **Search No** 1608006268/2020
Search for the Years From 1990 To 2014 **Record Available** From 13/02/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00358
From whom Received Mr D Bhattchaya
Fees Paid under Articles F1(i) 2/- F1(ii) 24/-

Search Result:

Sl.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, Ward: 2	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS-358 Khatian:	Area of Land: 1884 Sq. Ft., (1884 Sqft) Area of Structure: 362 Sq Ft
Deed Details :		Deed No: I-160810495/2008, Query No: 1608017500 /2008, Serial No: 160810259/2008, Page: 938 - 964, Date of Registration: 24/10/2008, Date of Completion: 27/10/2008, Date of Delivery: 19/11/2008		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Release, Reconveyance by Govt in f/o Govt Employee	Plot No: RS-358 Khatian:	Area of Land: 3 Katha, 2 Chatak, (3 Katha,2 Chatak)
Deed Details :		Deed No: I-160810445/2009, Query No: 1608021154 /2009, Serial No: 160810927/2009, Page: 4602 - 4608, Date of Registration: 16/10/2009, Date of Completion: 16/10/2009, Date of Delivery: 11/11/2009		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-358 Khatian:	Area of Land: 1 Katha, 13 Chatak, (1 Katha,13 Chatak)
Deed Details :		Deed No: I-160811380/2010, Query No: 1608023196 /2010, Serial No: 160812540/2010, Page: 1551 - 1567, Date of Registration: 01/10/2010, Date of Completion: 01/10/2010, Date of Delivery: 03/11/2010		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-358 Khatian:	Area of Land: 1 Katha, 12 Chatak, (1 Katha,12 Chatak)
Deed Details :		Deed No: I-160811381/2010, Query No: 1608023195 /2010, Serial No: 160812541/2010, Page: 1568 - 1584, Date of Registration: 01/10/2010, Date of Completion: 01/10/2010, Date of Delivery: 03/11/2010		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS-358 Khatian:	Area of Land: 2 Katha, 5 Chatak, 10 Sq. Ft., (2 Katha,5 Chatak,10 Sqft) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-160801448/2012, Query No: 1608002889 /2012, Serial No: 160801682/2012, Page: 4803 - 4826, Date of Registration: 08/02/2012, Date of Completion: 10/02/2012, Date of Delivery: 16/02/2012		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-358 Khatian: 165	Area of Land: 1 Katha, 10 Chatak, 8 Sq. Ft., (1 Katha,10 Chatak,8 Sqft) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-160803672/2013, Query No: 1608007278 /2013, Serial No: 160804557/2013, Page: 1249 - 1262, Date of Registration: 22/03/2013, Date of Completion: 25/03/2013, Date of Delivery: 26/04/2013		

7	District: South 24-Parganas, PS; Sonarpur, Mouza: Dhelua, RAJPUR- SONARPUR	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS-358 Khatian: 165	Area of Land: 2 Katha, 4 Chatak, (2 Katha,4 Chatak)
Deed Details :		Deed No: I-160809858/2013, Query No: 1608019630 /2013, Serial No: 160812114/2013, Page: 1414 - 1424, Date of Registration: 14/08/2013, Date of Completion: 16/08/2013, Date of Delivery: 03/09/2013		

(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: 09-10-2020

Serial No of Application 1629001554/2020 Search No 1629001554/2020
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- 00358
From whom Received Mr DIBAKAR
BHATTACHARYA
Fees Paid under Articles F1(i) 2/- F1(ii) 6/-

Search Result:

Sl.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: Declaration, Declaration relating to immovable property	Plot No: RS-358 Khatian: 165	Area of Land: 5 Decimal,
Deed Details :		Deed No: I-162900188/2015, Query No: 1629000395 /2015, Serial No: 162900191/2015, Page: 10 - 18, Date of Registration: 21/01/2015, Date of Completion: 22/01/2015, Date of Delivery: 02/02/2015		

(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 : 12.10.2020

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **6.5 decimal** be the same a little more or less in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, Touzi No. 340-342, R.S. Khatian No.- 165, L.R. Khatian No. 4005, 4006, 4007, R.S. Dag No. 358 corresponding to L.R. Dag No.- 374, **Holding No. 704, 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) **SMT. LAKSHMI NASKAR** wife of- Late Dulal Chandra Naskar alias Dulal Naskar, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152, (2) **SMT. RUMA NASKAR** daughter of- Late Dulal Chandra Naskar alias Dulal Naskar, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152 and (3) **SMT. JHUMA NASKAR alias JHUMA NASKAR (PAWAR)** wife of- Sri Manoj Pawar and daughter of-

LB

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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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 :

Late Dulal Chandra Naskar alias Dulal Naskar, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, 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 30 (thirty) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

- I. The name of one Ramanath Naskar has been published as recorded owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land in R.S. Khatian No. 165, Mouza- Dhalua and after the demise of Ramanath Naskar his 4 (four) sons namely Dhananjoy Naskar, Khagen Naskar, Jogendra Nath Naskar, Panchu Gopal Naskar and 2 (two) daughters namely Tulsi Naskar, Moro Naskar - all 6 (six) of them jointly inherited the said lands of Ramanath

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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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 :

Naskar, wherein each of them having joint undivided 1/6th share of the said land of Ramanath Naskar;

- II. That, after the demise of Khagen Naskar, his wife Samati Naskar, 3 (three) sons namely Palan Naskar, Haran Chandra Naskar, Akshay Naskar and only daughter Chhabi Mondal – all of them jointly inherited his said share of land as mentioned hereinabove;
- III. That, after the demise of Jogendra Nath Naskar, his wife Labayamoyee Naskar and 4 (four) sons namely Dulal Chandra Naskar, Shyamal Naskar, Ananda Naskar, Amal Naskar– all of them jointly inherited his said share of land as mentioned hereinabove;
- IV. That, after the demise of Panchu Gopal Naskar, his wife Paribala Naskar, 6 (six) sons namely Bimal Naskar, Nirmal Kumar Naskar, Subal Naskar, Sundar Naskar, Gour Chandra Naskar, Netai Naskar and 3 (three) daughters namely Parul Naskar, Bharati Naskar, Sandhya Mondal – all of them jointly inherited his said share of land as mentioned hereinabove;
- V. That, Dhananjoy Naskar, Tulsi Naskar, Moro Naskar and the legal heirs of Khagen Naskar, Jogendra Nath Naskar and

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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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 :

Panchu Gopal Naskar jointly executed a Deed of Partition amongst themselves in respect of the properties of Ramanath Naskar, the said Deed of Partition was registered on 02.02.1989 before A.D.S.R. Sonarpur and being Deed No. 468 for the year 1989;

VI. That, the legal heirs of Jogendra Nath Naskar, i.e. Dulal Chandra Naskar alias Dulal Naskar and others as mentioned hereinabove being the "Third Party" of the said Deed of Partition (i.e. Deed No. 468 of 1989) got the ownership of the land as per "Schedule- Gha" of the said Deed of Partition (i.e. Deed No. 468 of 1989) and therein Dulal Chandra Naskar alias Dulal Naskar got the absolute ownership of the land measuring about 6.5 decimal in R.S. Dag No. 358, R.S. Khatian No. 165, Mouza- Dhalua and thereafter Dulal Chandra Naskar alias Dulal Naskar got his name mutated in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality and was enjoying the same;

VII. That, after the demise of Dulal Chandra Naskar alias Dulal Naskar on 12.11.2001, his wife Lakshmi Naskar and 2 (two)

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DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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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 :

daughters namely Ruma Naskar and Jhuma Naskar alias Jhuma Naskar (Pawar) – all three of them being the present Landowners jointly inherited the land measuring about 6.5 decimal in R.S. Dag No. 358, R.S. Khatian No. 165, Mouza- Dhalua and they also got their names mutated in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality;

VIII. After becoming the joint owners of the said land by virtue of Law of Inheritance the Landowners herein mutated their names before the BL&LRO Sonarpur and L.R. Record-of-Rights (Parcha) has been issued in their respective names and the Landowners also mutated their names in the Assessment Records of Rajpur Sonarpur Municipality;

IX. That, after becoming the joint owners of the said land by virtue Law of Inheritance the present Landowners 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 25.04.2018 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2018, Pages 75599 to 75642, Being No. 2459 for the year 2018 and for smooth running of the said

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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 :

construction work the present Landowners executed a Development Power of Attorney which was registered on 25.04.2018 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2018, Pages 62451 to 62476, Being No. 1942 for the year 2018;

- X.** In order to develop their said land into a multi-storied building the Landowners herein through the above-mentioned Developer obtained a **sanctioned building plan bearing No. 271/CB/02/32 dated 27.01.2020** from Rajpur Sonarpur Municipality in respect of the above-stated premises.
- XI.** That, due to some error the above-stated Development Agreement (i.e. Deed No. 2459 of 2018) and Power of Attorney (i.e. 1942 for the year 2018) has been revoked by and between the Landowners herein and the above-mentioned Developer, by virtue of a Revocation of Development Agreement dated 24.08.2020 registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2020, Pages 93379 to 93403, Being No. 2565 for the year 2020 and a Revocation of Development Power of Attorney dated 24.08.2020 registered before A.D.S.R. Garia and recorded in Book No. IV, Volume No. 1629-2020, Pages 7181, to 7193, Being No. 353 for the year 2020.

LS

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 :

XII. That, again on 24.08.2020 the Landowners herein and the above-mentioned Developer entered into a Development Agreement which was registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2020, Pages 93404 to 93442, Being No. 2566 for the year 2020 and for smooth running of the said construction work the present Landowners again executed a Development Power of Attorney in favour of the above-stated Developer which was registered on 24.08.2020 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2020, Pages 93443 to 93475, Being No. 2568 for the year 2020;

XIII. Thereafter the said Developer started construction of a multi-storied building known as "**AASHRAY OM SHANTI**" at Holding No. 704, Dhalua Paschim, under Ward No.- 2 of Rajpur Sonarpur Municipality;

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.

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DIBAKAR BHATTACHARJEE

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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 :

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