

<p>SOUMEN MUKHERJEE Advocate High court, Calcutta Mobile: 09474316928 e-mail: soumenmukherjeeskail@gmail.com</p>	<p>Residential Chamber: o Far sight Housing Co-operative Society Fl No.1/2, AC1, Newtown, Kolkata 700156, (Opposite Eden Shop/Syndicate Bank)</p>
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‘NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE’

Ref: “ANNAPURNA ESTATE”. Situated in R.S. AND L.R. Dag No. 3835 & 3862 at present L.R. Khatian No. 5947 & 5948 in District: Burdwan, Thana: Ausgram, Municipality: GUSHKARA, Mouza: Guskara, JL. No: 110, Municipal Holding No. 76 and Street Station Road, Ward No. 6 , Pin Code : 713128 Under the Jurisdiction of Addl. Dist. Sub Registry office at A.D.S.R. GUSHKARA being described in the First Schedule below.

Under the Jurisdiction of Addl. Dist. Sub Registry office at A.D.S.R. GUSHKARA, presently the owner are **1) Mr DEBASIS HAJRA**, Son of Late Anil Kumar Hajra, **2) Mr HIMANISH HAJRA** Son of Late Anil Kumar Hajra, both are by Occupation: Business, By Caste: Hindu, , Citizen of India, residing at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN – 700002, by virtue of Law of Inheritance and Hindu Succession Act.

That the land was the owned and possessed by one Uma Charan Mondal and after his sad demise he has left behind his five sons namely Bijay Kumar Mondal, Paresh Nath Mondal, Somnath Mondal, Pravat Kumar Mondal and Alope Nath Mondal and they became absolute owner and possessor of the land as his legal heirs.

That one Anil Kumar Hajra purchased the land R.S. Dag No. 3835 District: Burdwan, Thana: Ausgram, Mouza: Guskara, JL No: 110, Jurisdiction of Addl. Dist. Sub Registry office at GUSHKARA described in Schedule “A” from all the deferent legal heirs by virtue of deferent deed of conveyances (Bikray Kabola) which was registered in the office of the Sub Registrar of Guskara between 1972-1974 and in the flood of 1978 all the original documents are almost washed away, I personally vetted the Original Documents.

That some of the deeds are legible to read like Anil Kumar Hajra purchased land of Uma Charan Mondal, having his R.S. Khatian No. 19 the portion of land from Bijay Kumar Mondal by virtue of Deed No.224 executed on 11.04.1972 and Anil Kumar Hajra purchased the portion of land from Paresh Nath Mondal by virtue of Deed No. 3460 executed on 30.04.1974 and again Anil Kumar Hajra purchased the portion of land from Somnath Mondal by virtue of Deed No.3461 executed on 30.04.1974 registered in the office of the Sub Registrar of Guskara.

That Anil Kumar Hajra purchased the portion of land R.S. Dag No. 3862 District: Burdwan, Thana: Ausgram, Mouza: Guskara, JL No: 110, Jurisdiction of Addl. Dist. Sub Registry office at GUSHKARA from Gurudas Sarkar and Gopal Chandra Sarkar both are son of Tarani Kumar Sarkar by virtue of Deed No.4186 executed on 21.05.1974 and registered in the office of the Sub Registrar of Guskara.

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That Anil Kumar Hajra enjoyed the property since then and recorded all the land under his **Khatian No.86** died on 31.03.1986 leaving behind his wife Pritikana Hajra, and two son namely Debasis Hajra And Himanish Hajra and Pritikana Hajra died on 23.11.1995 and after her sad demise Debasis Hajra And Himanish Hajra became absolute owner and possession of the property of Late Anil Kumar Hajra by virtue of the law of succession and inheritance, I personally witness the Original Death Certificates.

That Debasis Hajra And Himanish Hajra herein the Land Owners complying all the legal formalities mutated their name and obtained the **L.R. Khatian No. 5947 and 5948** respectively and paying tax regularly in to the Land Revenue Collector and Gushkara Municipality. I personally vetted the Original Documents.

That the Debasis Hajra And Himanish Hajra applied for conversion shali to Bastu at the office “THE BLOCK LAND AND LAND REFORMS OFFICER, AUSHGRAM-1, PURBA BURDWAN” issued the dated 21.02.2014 vide memo No. 180/Aus-I/14 and 181/ Aus-I/14 And issued the dated 09.07.2019 484/BLLRO/Aus I/19 and 485/BLLRO/Aus I/19 the said office granted the conversion Shali to Bastu in favour of Debasis Hajra And Himanish Hajra. I personally vetted the Original Documents.

That Debasis Hajra And Himanish Hajra initially desire to construct the building and applied towards the Gushkara Municipality for building permit and building plan was sanctioned by the authority vide Building Permit No 34 dated 30.05.2013/17.06.2013 now revalidate upto 29.05.2023 I personally vetted the Original Documents.

That the Debasis Hajra And Himanish Hajra entered into a JOINT VENTURE DEVELOPEMENT AGREEMENT on 25TH DAY OF SEPTEMBER 2020 with M/S HAJRA ASSOCIATES (PAN NO. AAEFH4944G) a Partnership Firm , incorporated under the Partnership Act, 1932, having its office at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN – 700002 and the Deed is duly registered in A.R.A. - IV KOLKATA vide Deed No: I-190404304/2020 Recorded in Volume No: 1904-2020, Page No: 250725 to 250755. I personally vetted the Original Documents.

ALL THAT piece or parcel of vacant “Bastu” land measuring **23 Decimal** be the same a little more or less and together with all establishment rights, path, common passage, drain etc within part of **R.S. AND L.R. Dag No. 3835 & 3862 at present L.R. Khatian No. 5947 & 5948** in the name of the Land Owners in **District: Burdwan, Thana: Ausgram, Municipality: GUSHKARA, Mouza: Guskara, Jl No: 110, Municipal Holding No. 76** and Street Station Road, **Ward No. 6** , Pin Code : 713128 Under the Jurisdiction of Addl. Dist. Sub Registry office at A.D.S.R. GUSHKARA, more fully and particularly described in the First

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Schedule hereunder written free from all encumbrances charges liens *lispendencs* acquisitions requisitions trusts of whatsoever nature.

I hereby certify that the above mentioned Land of Debasis Hajra And Himanish Hajra is become free from all sorts of encumbrances, charges liabilities lines and *lispendents* attachment of any kind whatsoever and the Scheduled property has an absolutely clear, free and marketable title fit for equitable mortgage.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of vacant "Bastu" land measuring **23 Decimal** be the same a little more or less and together with all establishment rights, path, common passage, drain etc within part of **R.S. AND L.R. Dag No. 3835 & 3862 at present L.R. Khatian No. 5947 & 5948** in the name of the Land Owners in **District: Burdwan, Thana: Ausgram, Municipality: GUSHKARA, Mouza: Guskara, J1 No: 110, Municipal Holding No. 76** and Street Station Road, **Ward No. 6** , Pin Code : 713128 Under the Jurisdiction of Addl. Dist. Sub Registry office at A.D.S.R. GUSHKARA, and in the map or plan annexed hereto in bordered by RED colour is "Land" and butted and bounded in the manner as follows :-

ON THE NORTH BY: Plot No. 4598,4599,3834 & 65;

ON THE SOUTH BY: Plot No.4597 & 3858;

ON THE EAST BY : 12 Ft wide Road Municipal Road;

ON THE WEST BY : Plot No.4597 & 3836.

Thanking You.

Thanking You.

Soumen Mukherjee

Soumen Mukherjee
Advocate
WB:-1572/2010

Date:-18.10.2020

SOUMEN MUKHERJEE
Advocate
High Court, Calcutta