Date: 28.08.2018

NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: ALL THAT piece and parcel of Bastu land measuring land area more or less 3 (Three) Cottahs, together with Ground Plus Three storied building, Lying in Mouza - Kotrung, J.L.No. 8, comprised in R.S.Dag No. 710, under R.S.Khatian No. 1578, corresponding to L.R.Dag No. 734/2543 under L.R Khatian No. 3790, being Municipal Holding No. 66, Vivekananda Sarani, within the ambit of the Uttarpara - Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, Pin Code - 712233. (hereinafter referred to as the said "Land with Building").

Present Owners of the said Land with Building:-

1. SRI PRADIP MUKHERJEE

Son of Late Sanjib Chandra Mukherjee

2. SRI TAPAS MUKHERJEE

Son of Late Sanjib Chandra Mukherjee

3. SRI TARUN MUKHERJEE

Son of Late Sanjib Chandra Mukherjee

4. SRI NIRIMAL GHOSH

Son of Late Nibaran Chandra Ghosh.

BOUMENDRA NATH NASKAR
Advocate
Enrolment No.-F-1369/2008

5. SRI DIPANKAR GHOSH

Son of Sri Nirmal Ghosh.

6. SRI SUBHANKAR GHOSH

Son of Sri Nirmal Ghosh

7. SRI TIRTHANKAR GHOSH

Son of Sri Nirmal Ghosh

8. SMT. CHHANDA GHOSH

Wife of Sri Sandip Ghosh

9. SMT. TANDRA GHOSH

Wife of Sri Narayan Chosh.

10. SMT. BHARATI BHATTACHARYYA

Wife of Sri Debaprasad Bhattacharyya.

11. SMT. SMRITI BANERJEE

Wife of Sri Pradip Banerjee

My Report is as follows:-

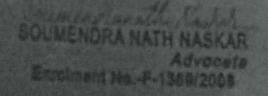
I have caused necessary searches in the records of District Sub-Registrar - II, Hooghly, for the period from 2004 to 2018; Additional District Sub-Registrar Uttarpara, for the period from 2004 to 2018; and R.A. Kolkata (A.R.A.) for the period from 2004 to 2018; and also have inspected some relevant documents and papers in respect of the said Land with Building.

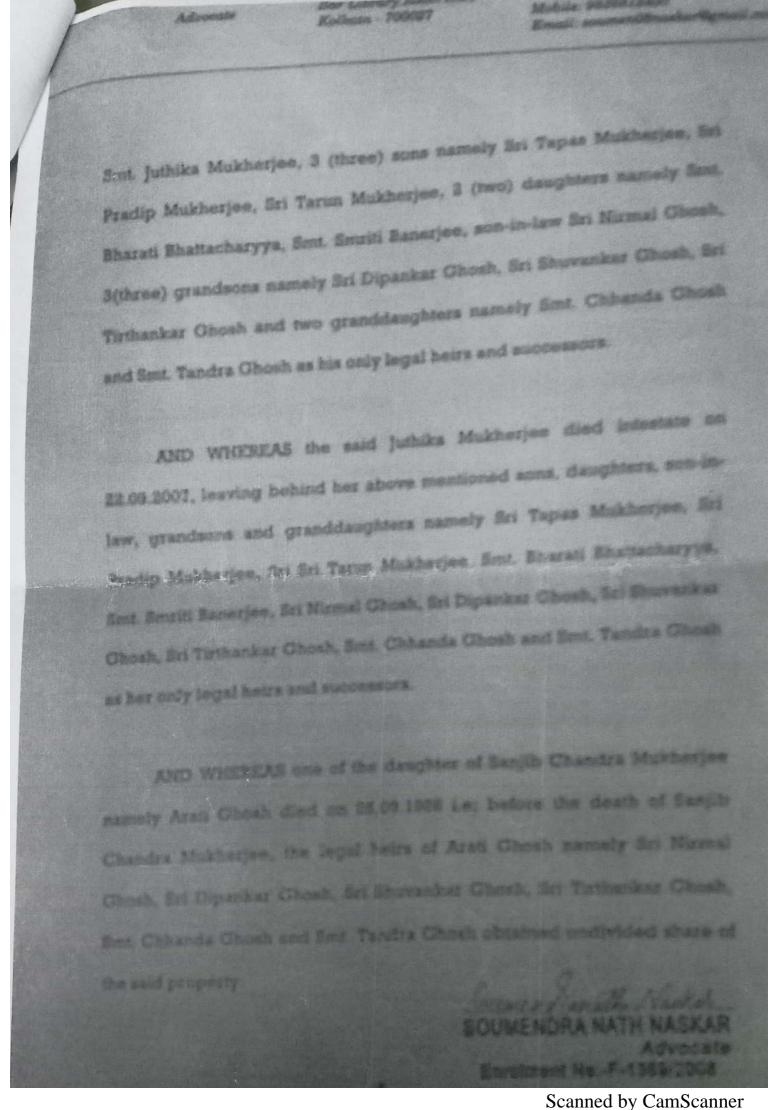
SOUMENDRA NATH NASKAR Advocate Enrolment No -F-1389/2008 Bar Library Room Na.4 Kolkata - 700037 (Brijee) Garia, Kolhata - 200064 Mobile: 9836812450 Email: soumen08naskar@gmail.com

During this period of searches I have found I (one) entry from the above mentioned registration offices in respect of the said Land with Building, and the said entry is morefully and particularly written given below.

WHEREAS one Tarak Chandra Pal sold, transferred and conveyed in respect of ALL THAT piece and parcel of Land measuring an area of 3 (three) Cottahs more or less, together with building standing thereon, lying in Moura - Kotrung, J.L.No. 8, comprised in R.S.Dag No. 710, under R.S.Khatian No. 1878, corresponding to L.R.Dag No. 734/2843, under L.R.Khatian No. 3790, being Municipal Holding No. 66, Vivekananda Sarani, within the ambit of the Uttarpara - Kotrung Municipality, P.O. - Hindmotor, P.S. - Uttarpara, District - Hooghly, Pin Code - 712233, to Sri Sanjib Chandra Mukherjee by virtue of Deed of Sale which was registered at the office of the Sub-Registrar Serampore, District - Hooghly and duly recorded in Book No. 1, Volume No. 100, Pages 198 to 201, Being Deed No. 4440 for the year 1967.

AND WHEREAS after purchase of the said property the said Sanjib. Chandra Mukherjee became the sale and aimstute owner in respect of the said property and he died intestate on 18.05.2003, leaving behind his wife.





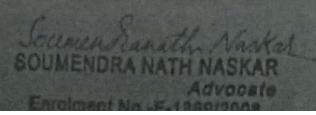
Email: soumen08naskar@gmail.com

Mukherjee, (2) SRI TAPAS MUKHERJEE, Son of Late Sanjib Chandra Mukherjee, (3) SRI TARUN MUKHERJEE, Son of Late Sanjib Chandra Mukherjee, (4) SRI NIRMAL GHOSH, Son of Late Nibaran Chandra Ghosh, (5) SRI DIPANKAR GHOSH, Son of Sri Nirmal Ghosh. (6) SRI SUBHANKAR GHOSH, Son of Sri Nirmal Ghosh (7) SRI TIRTHANKAR GHOSH, Son of Sri Nirmal Ghosh (8) SMT. CHHANDA GHOSH, Wife of Sri Sandip Ghosh (9) SMT. TANDRA GHOSH, Wife of Sri Narayan Ghosh (10) SMT.BHARATI BHATTACHARYYA, Wife of Sri Debaprasad Bhattacharyya, (11) SMT. SMRITI BANERJEE, Wife of Sri Pradip Banerjee and the said above mentioned Land with Building is free from all sorts of encumbrances, charges, liabilities, liens and lispendents, attachment of any kind whatsoever and the said Land with Building has been absolutely clear, free and marketable title.

I also hereby certify that the above mentioned Land with Building is not subjected to any restriction of Urban Land (Celling and Registration)

Act 1976, and the same is not under any claim of the CMDA and CIT and any other authority and is fit for equitable mortgage.

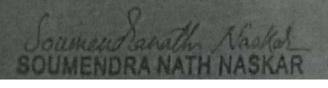
The receipts for the relevant searches are enclosed herewith.



AND WHEREAS the said Owners have decided and agreed to develop the said property by constructing a multi-storied building upon it through M/s. R.G. Construction, a partnership firm, having its office at 185/722A, Rajib Gandhi Road (old 121, Haran Banerjee Lane) Post Office -Konnagar, Police Station - Uttarpara, District - Hooghly, Pin - 712235, represented by its partners namely 1) Smt. Suchitra Das, wife of Sri Rabindra Nath Das 2) Sri Nikhil Das son of Late Baidyanath Das referred to as the Developer, and thereafter the said Landowners and the Developer entered into a Development Agreement with General Power of Attorney which was registered on 29.07.2017, at the office of the Additional District Sub-Registrar, Uttarpara, District - Hooghly, and duly recorded in Book No. 1, Volume No. 0621-2017, Page from 68413 to 68466, being No. 062102652 for the year 2017.

AND WHEREAS the said Developer has construct Ground plus Three storied building on the said plot of land according to the sanction building plan.

I hereby certify that the above mentioned Land with Building of the said Owners are (1) SRI PRADIP MUKHERJEE, Son of Late Sanjib Chandra



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

Data of Application: 24-08-2018

Serial No of Application

Search for the Years Property to be Searched From whom Received

0602023962/2018

District Hooghly, PS Uttarpara, Mouza Kolrung, Plot No LR-00734 / 02543

Search No Record Available 0602023962/2018 From 09/01/2009 onwards

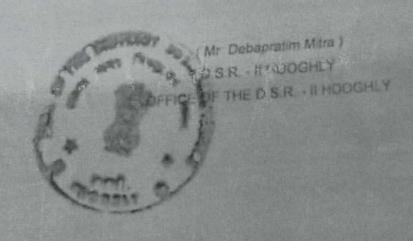
Mr B Mondal

Fees Pald under Articles F1(i) 2/-

F1(11) 14/-

Search Result

No Record Found



For Registral, hardy

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

Date of Application 24-08-2018

Serial No of Application

0602023961/2018

Search No

0602023961/2018

Search for the Years

From 2004 To 2018

Record Available

From 09/01/2009 onwards

Property to be Searched

District Hooghly, PS Uttarpara, Mouza Kotrung Plot No LR-00734 / 02543

From whom Received M

Mr B Mondal

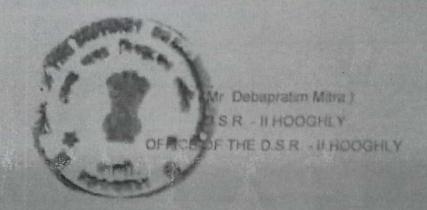
Fees Paid under Articles

F1(i) 2/4

F1(0) 14 F

Search Result:

No Record Found



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