

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 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

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.

Soumendranath Naskar
SOUMENDRA NATH NASKAR
Advocate
Enrolment No.-F-1369/2008

During this period of searches I have found 1 (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 Mouza - Kotrung, J.L.No. 8, comprised in R.S.Dag No. 710, under R.S.Khatian No. 1878, corresponding to L.R.Dag No. 734/2543, 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, 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 sole and absolute owner in respect of the said property and he died intestate on 18.05.2008, leaving behind his wife

Soumendra Nath Naskar
SOURMENDRA NATH NASKAR
Advocate
Enrollment No. - F-1389/2008

Smt. Juthika Mukherjee, 3 (three) sons namely Sri Tapas Mukherjee, Sri Pradip Mukherjee, Sri Tarun Mukherjee, 2 (two) daughters namely Smt. Bharati Bhattacharyya, Smt. Smriti Banerjee, son-in-law Sri Nirmal Ghosh, 3(three) grandsons namely Sri Dipankar Ghosh, Sri Shuvankar Ghosh, Sri Tirthankar Ghosh and two granddaughters namely Smt. Chhanda Ghosh and Smt. Tandra Ghosh as his only legal heirs and successors.

AND WHEREAS the said Juthika Mukherjee died intestate on 22.09.2001, leaving behind her above mentioned sons, daughters, son-in-law, grandsons and granddaughters namely Sri Tapas Mukherjee, Sri Pradip Mukherjee, Sri Sri Tarun Mukherjee, Smt. Bharati Bhattacharyya, Smt. Smriti Banerjee, Sri Nirmal Ghosh, Sri Dipankar Ghosh, Sri Shuvankar Ghosh, Sri Tirthankar Ghosh, Smt. Chhanda Ghosh and Smt. Tandra Ghosh as her only legal heirs and successors.

AND WHEREAS one of the daughter of Sanjib Chandra Mukherjee namely Arati Ghosh died on 22.09.1988 i.e. before the death of Sanjib Chandra Mukherjee, the legal heirs of Arati Ghosh namely Sri Nirmal Ghosh, Sri Dipankar Ghosh, Sri Shuvankar Ghosh, Sri Tirthankar Ghosh, Smt. Chhanda Ghosh and Smt. Tandra Ghosh obtained undivided share of the said property

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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.

Soumen Sanath Naskar
SOUMENDRA NATH NASKAR
Advocate
Enrolment No. E. 1220/2002

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

Soumen Sanath Naskar
SOURMENDRA NATH NASKAR

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	0602023962/2018	Search No	0602023962/2018
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	Mr B Mondal		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	
Search Result:	No Record Found		



(Mr Debapratim Mitra)
D.S.R. - II HOOGHLY
OFFICE OF THE D.S.R. - II HOOGHLY

A.D.S.R.

INDEX

YEAR

For Registrar, *[Signature]*

Uttarpara
II
2004 - 2018

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	Mr B Mondal		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 14/-	

Search Result: No Record Found



(Mr Debapratim Mitra)
D.S.R. - II HOOGHLY
OFFICE OF THE D.S.R. - II HOOGHLY

No. REGN O 806452

Receipt for Fees for Copy under Application for Inspection

No.

Dated

Serial Number of application..... 87452

Date..... 24-8-28

Received from..... B. Menon

On account of copy of Deed No..... 11

Registered in Book No.....

Volume No..... Page.....

For the year— 2004-18 . R.O. (K)

Of the..... office.....

Copying fee under Article.....

G (a)..... 734/2543

G (b).....

Copying for preparing map or plan.....

Stamp paper (value).....

Cartridge paper..... 167 sheets

Registrar of.....