West Bengal Form No. 1556 [New Rule Form No. 19 (Appendix-I)]

No. REGN AA 251820

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 49520
2. Date of application 6-5-18
3. Search for the year(s) 8824
4. Name of office to which the record to be searched or inspected relates Rajpur
5. Name of person or property to be searched
6. Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) In Dhalwa, 27, 341.
8. From whom received
9. Fees paid under Article —

F (1) (i) 30/-

F (1) (ii)

F (2)

To Monjap

..... Registrar of .....

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[New Rule Form No. 19 (Appendix-I)]

No. REGN AA 164547

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 20247

Date of application 7/8/18

Search for the year(s) 1985 — 18

4. Name of office to which the record to be searched or inspected relates (DR ARA Port.

5. Name of person or property to be searched

6. Nature of document M Dhalice.

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Pr — 341, D — 2, B

8. From whom received R N. Nidday.

9. Fees paid under Article — 30

F (1) (i)

F (1) (ii)

F (2)

Registrar of

1.

Forwarded to D.S.R./A.D.S.R.....
For searching from.....to.....

Forwarded to D.S.R./A.D.S.R.....
For searching from.....to.....

Goverment of West Bengal

Office of the SONARPUR (A.D.S.R.)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 14-05-2019

Serial No of Application	1608007105/2019	Search No	1608007105/2019
Search for the Years	From 1989 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00027		
From whom Received	Mr M Chakraborty		

Fees Paid under Articles F1(i) 2 /- F1(ii) 25 /-

Search Result: No Record Found

(Mr Barun Kumar Bhunia)

A.D.S.R. SONARPUR

OFFICE OF THE A.D.S.R. SONARPUR

Goverment of West Bengal

Office of the GARIA (A.D.S.R.)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 06-05-2019

Serial No of Application	1629001268/2019	**Search No**	1629001268/2019
Search for the Years	From 2014 To 2019	**Record Available**	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: RS- 00027		
From whom Received	Mr DIBAKAR BHATTACHARJEE		

Fees Paid under Articles F1(i) 2 /- F1(ii) 5 /-

Search Result: **No Record Found**

(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 :* .....

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **16 (sixteen) cottahs 2 (two) chittacks 33 (thirty three) sq. ft.** in Mouza- Dhalua, J.L. No.- 43, R.S. No.- 235, R.S. Khatian No.- 341, L.R. Khatian No. 3485, 3486, 3488, 3489, 3491 & 4157, R.S. Dag No. 27 corresponding to L.R. Dag No.- 28, **Holding No. 151, Dhalua Madhya**, 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) SRI SUBRATA BANERJEE, (2) SRI KAMAKHYA BANERJEE both sons of- Late Birendra Nath Banerjee, by faith– Hindu, by occupation– Business, by nationality- Indian, residing at- Dhalua, P.O.- Dhalua via Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152, **(3) SMT. PABITRA BANERJEE** wife of- Late Samir Banerjee, by faith– Hindu, by occupation– Housewife, by nationality- Indian, residing at- Dhalua, P.O.- Dhalua via Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152, **(4) SMT.**

Bhatt.

DIBAKAR BHATTACHARJEE

ADVOCATE

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : ..... *Date :* .....

SHYAMALI CHATTERJEE wife of- Late Anil Chatterjee, by faith– Hindu, by occupation– Housewife, by nationality- Indian, residing at- Nayabad, Purbasha, P.O. & P.S.- Panchasayar, Kolkata- 700094, **(5) SMT. SHIBANI CHAKRABORTY** wife of- Sri Bhaskar Chakraborty, by faith– Hindu, by occupation– Housewife, by nationality- Indian, residing at- 61, Lower Lines, Chuner, Dist.- Mirjapur, Pin- 231308, Uttar Pradesh and **(6) SMT. CHAITALI CHAKRABORTY** wife of- Sri Kamal Chakraborty, by faith– Hindu, by occupation– Housewife, by nationality- Indian, residing at- 39, Kali Kumar Majumder Road, P.O.- Santoshpur, Kolkata- 700075.

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:-

A. Pulin Behari Chakraborty & his other co-sharers being the owners of the land measuring about 32 decimal in R.S. Dag No. 27, R.S. Khatian No. 341, Mouza- Dhalua sold the said

DBhatt.

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Re. : ..... *Date :* .....

entire land to Arun Kanti Biswas, son of- Late Kunja Behari Biswas by virtue of a Sale Deed registered before Sub. Registrar, Baruipur and recorded in Book No.- I, Volume No. 63, Pages 283 to 284, Being No.- 5656 for the year 1959 and Arun Kanti Biswas sold the said entire land measuring about 32 decimal in R.S. Dag No. 27, R.S. Khatian No. 341, Mouza- Dhalua to Manjula Banerjee, wife of- Birendra Nath Banerjee by virtue of a Sale Deed registered before Sub. Registrar, Sonarpur and recorded in Book No.- I, Volume No. 23, Pages 191 to 195, Being No.- 1703 for the year 1972;

B. While enjoying the said land Manjula Banerjee died on 21.11.1996 (her husband Birendra Nath Banerjee pre-deceased her on 20.07.1990) leaving behind her 4 (four) sons namely Samir Banerjee, Subrata Banerjee, Kamakhya Banerjee, Prasanta Banerjee and 3 (three) daughters namely Shyamali Chatterjee, Shibani Chakraborty, Chaitali Chakraborty – all 7 (seven) of them being her legal heirs and successors jointly became the owners of the said land measuring about 32 decimal in R.S. Dag No. 27, R.S.

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Re. : ..... *Date* : .....

Khatian No. 341, Mouza- Dhalua and they got their names mutated before the BL&LRO Sonarpur and L.R. Parcha have been published in their respective names and the said legal heirs of Manjula Banerjee also got their names mutated in the Assessment Records of Rajpur Sonarpur Municipality;

C. Prasanta Banerjee (one of the sons of the said Manjula Banerjee) obtained a Deed of Gift in respect of the land measuring about 3 (three) cottahs (which also includes his share of land by way of Law of Inheritance) which was registered before District Sub. Registrar –IV, Alipore and recorded in Book No.- I, Being No.- 6634 for the year 2013;

D. After execution of the said Deed of Gift of Prasanta Banerjee the remaining legal heirs of the said Manjula Banerjee [i.e. her 3 (three) sons namely Samir Banerjee, Subrata Banerjee & Kamakhya Banerjee and 3 (three) daughters namely Shyamali Chatterjee, Shibani Chakraborty, Chaitali Chakraborty] have been retaining the land measuring about 16 (sixteen) cottahs 2 (two) chittacks 33 (thirty three) sq. ft. out of the said total land of 32 decimal and for developing their said land they entered into a Memorandum of

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : ..... *Date* : .....

Understanding cum Development Agreement with **M/s. S.S.&S. ENTERPRISE** a Partnership Firm having its office at- East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 (hereinafter referred to as the said Developer) which was registered on 12.08.2013 before D.S.R.-IV, Alipore and recorded in Book No.- I, CD Volume No. 34, Pages 2072 to 2107, Being No.- 6636 for the year 2013 and for smooth running of the said construction work they also executed a General Power of Attorney which was registered on 12.08.2013 before D.S.R.-IV, Alipore and recorded in Book No.- I, CD Volume No. 34, Pages 2127 to 2143, Being No.- 6637 for the year 2013;

E. On 31.01.2018, Samir Banerjee died leaving behind his wife Pabitra Banerjee as his only legal heirs and successor and she inherited the share of land of Samir Banerjee and her name has been mutated in the L.R. Record-of-Rights in respect of the said land;

F. After the demise of Samir Banerjee on 31.01.2018 the remaining legal heirs of the said Manjula Banerjee [i.e. her 2 (two) sons namely Samir Banerjee, Subrata Banerjee &

DBhatt

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : ..... *Date : .....*

Kamakhya Banerjee and 3 (three) daughters namely Shyamali Chatterjee, Shibani Chakraborty & Chaitali Chakraborty] jointly revoked the Memorandum of Understanding cum Development Agreement (i.e. Deed No. 6636 for the year 2013 registered before D.S.R.-IV, Alipore) with the Developer herein dated 12.08.2013 by virtue of a Revocation of Development Agreement registered before A.DS.R. Garia and bearing Deed No. 621 of 2019 and the above-mentioned 5 (five) legal heirs of Manjula Banerjee also revoked the General Power of Attorney (i.e. Deed No. 6637 for the year 2013 registered before D.S.R.-IV, Alipore) dated 12.08.2013 by virtue of a Revocation of Development Power of Attorney registered before A.DS.R. Garia and bearing Deed No. 82 of 2019;

G. Thereafter the said Developer submitted a building sanction plan in respect of the land measuring about 16 (sixteen) cottahs 2 (two) chittacks 33 (thirty three) sq. ft. morefully described hereinabove in the names of the Landowners herein at the cost and expenses of the said Developer and got the sanctioned building plan bearing sanction no.

DIBAKAR BHATTACHARJEE

ADVOCATE

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RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : ..... *Date* : .....

236/CB/02/06 dated 29.01.2019 duly sanctioned from Rajpur Sonarpur Municipality;

H. Thereafter, the owners herein entered into a Joint Venture Agreement with the said Developer which was registered on 08.02.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, Pages 23036 to 23078, Being No. 623 for the year 2019 and for smooth running of the said construction work the owners herein executed a Power of Attorney which was registered on 08.02.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, Pages 22886 to 22922, Being No. 630 for the year 2019;

I. Thereafter the said Developer started construction of the said G+4 storied building known as "AASHRAY MANJULIKA" at Holding No. 151, Dhalua Madhya;

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.

Bhatt.

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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