

No. REGN AA 437006

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 14908
- 2. Date of application ..... 3/3/21
- 3. Search for the year (s) ..... 1991-21
- 4. Name of office to which the record to be searched or inspected relates .....
- 5. Name of person or property to be searched .....
- 6. Nature of document ..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... n kamrabad  
D. 1207, 1206 K-1338 P.S. Gnarpu
- 8. From whom received ..... D. Bhattacharya
- 9. Fees paid under Article —  
F (1) (i)  
F (2) (ii)  
F (2)

302

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

D. B. Ayer



No. REGN AA 497057

Receipt for Fees Deposited for Search or Inspection

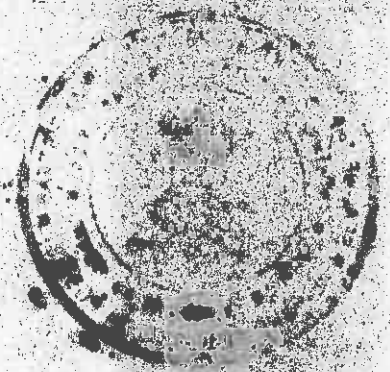
- 1. Serial Number of application..... 0257
- 2. Date of application ..... 5/3/21
- 3. Search for the year (s) ..... 1991-21
- 4. Name of office to which the record to be searched or inspected relates ..... DR Alim
- 5. Name of person or property to be searched ..... m- Kamriddin
- 6. Nature of document ..... D- 1201, KA- 1339
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... PS- Sumari

- 8. From whom received ..... P. K. Roy (Rov)
- 9. Fees paid under Article — 30/-
- F (1) (i)
- F (2) (ii)
- F (2)



103 SA  
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 .....



No. REGN AA 437058

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 6258
- 2. Date of application..... 5/3/21
- 3. Search for the year (s)..... 1991-21
- 4. Name of office to which the record to be searched or inspected relates.....  
D. K. Roy
- 5. Name of person or property to be searched..... Kankarbad
- 6. Nature of document..... D - 1206 W - 1339
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....  
II

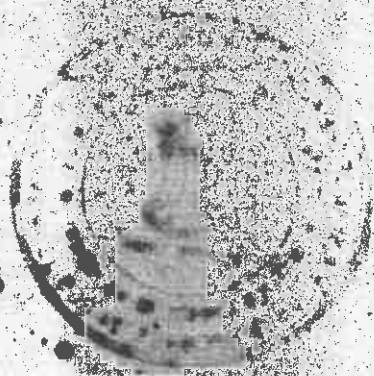
3. From whom received..... P. K. Roy (FOV)

- 9. Fees paid under Article —
- (1) (i)
- (2) (ii)
- (2)



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

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



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

Date of Application: 05-03-2021

Serial No of Application	1608004281/2021	Search No	1608004281/2021
Search for the Years	From 1991 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Kamrabad, , Plot No: RS- 01206		
From whom Received	D Bhattacharjya		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 23 /-	

Search Result: No Record Found

( Mr Barun Kumar Bhunia )  
A.D.S.R. SONARPUR  
OFFICE OF THE A.D.S.R. SONARPUR



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

Date of Application: 05-03-2021

Serial No of Application	1608004280/2021	Search No	1608004280/2021
Search for the Years	From 1991 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Kamrabad, , Plot No: RS- 01201		
From whom Received	D Bhattacharjya		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 23/-	

Search Result: No Record Found

( 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: 04-03-2021

Serial No of Application	1629000903/2021	Search No	1629000903/2021
Search for the Years	From 2014 To 2021	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Kamrabad, , Plot No: RS- 01201		
From whom Received	DIBAKAR BHATTACHARYA		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 7/-	

Search Result: No Record Found



( Mr Krishnendu Talukdar )  
A.D.S.R. GARIA  
OFFICE OF THE A.D.S.R. GARIA

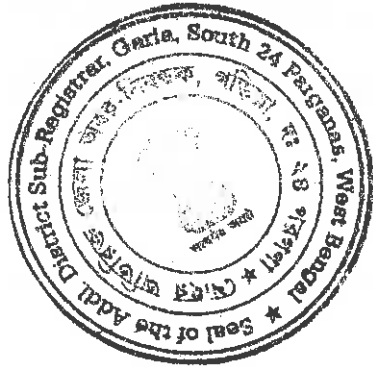
Government of West Bengal  
Office of the GARIA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 04-03-2021

Serial No of Application	1629000904/2021	Search No	1629000904/2021
Search for the Years	From 2014 To 2021	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Kamrabad, , Plot No: RS- 01206		
From whom Received	DIBAKAR BHATTACHARYA		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 7/-	

Search Result: No Record Found

( Mr Krishnendu Talukdar )  
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 : 15.03.2021 .....

## NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

**Ref:-** An area of land total measuring about **14 (fourteen) cottahs 3 (three) chittacks 15 (fifteen) sq. ft.** out of which 13 cottahs 14 chittacks 25 sq. ft. of land in R.S. Dag No. 1201 & 4 chittacks 35 sq. ft. of land in R.S. Dag No. 1206 corresponding to L.R. Dag No. 1200 & 1205, R.S, Khatian No. 1339, L.R. Khatian No. 1670, 4280, 2953, 8680, all under Mouza- Kamrabad, J.L. No.- 41,  **Holding No. 1219, Sreekhanda Paschimpara,** Police Station - Narendrapur (previously Sonarpur) & A.D.S.R.- Garia, under Ward No. 5 of Rajpur Sonarpur Municipality, District- 24 Parganas (South).

### PRESENT LAND OWNERS:-

(1) **SRI DILIP KUMAR SHOME** (2) **SRI PRADIP SOM** both sons of- Late Krishna Das Shome, both by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 5C, Santoshpur Avenue, Kolkata- 700075 and (3) **SMT. DIPALI DATTA** wife of- Asitabha Datta, daughter of- Late Krishna Das Shome, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- 364/16, N.S.C. Bose Road, Kolkata- 700047.

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# DIBAKAR BHATTACHARJEE

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

Re. : .....

Date : .....

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. That, Sri Binode Behari Biswas, Sri Khitish Chandra Biswas and Sri Satyaki Ranjan Biswas, all sons of- Chandi Charan Biswas while being the owner of the land measuring about 6 cottahs 6 chittacks in R.S. Dag No. 1201, Mouza- Kamrabad sold the same to Surama Mondal, wife of- Pran Gopal Mondal by virtue of a Sale Deed registered on 20.11.1985 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 72, Pages 120 to 124, Being No. 5711, for the year 1985;
- II. That, Sri Binode Behari Biswas, Sri Khitish Chandra Biswas and Sri Satyaki Ranjan Biswas, all sons of- Chandi Charan Biswas while being the owner of the land total measuring about 9 cottahs in R.S. Dag No. 1201 & 1206, Mouza- Kamrabad sold the same to Pran Gopal Mondal, son of- Late Jashoda Lal Mondal by virtue of a Sale Deed registered on 20.11.1985 before A.D.S.R. Sonarpur and recorded in

*DBhatt*

# DIBAKAR BHATTACHARJEE

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

Re. : .....

Date : .....

Book No. I, Volume No. 72, Pages 125 to 131, Being No. 5712, for the year 1985;

- III. That, Krishna Das Shome (the deceased father of the Landowners herein) purchased the land total measuring about 1 cottah 3 chittacks 30 sq. ft. (out of which 15 chittacks 15 sq. ft. in R.S. Dag No. 1201 & 4 chittacks 15 sq. ft. in R.S. Dag No. 1206) from Pran Gopal Mondal by virtue of a Sale Deed registered on 02.05.1997 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 53, Pages 185 to 189, Bearing No. 3390 of 1997;
- IV. That, Pradip Som (the Landowners No. 2 herein) purchased the land measuring about 4 cottahs 5 chittacks 8 sq. ft. in R.S. Dag No. 1201 from Suruma Mondal by virtue of a Sale Deed registered on 02.05.1997 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 53, Pages 182 to 184, Bearing No. 3389 of 1997;
- V. That, Dilip Shome (the Landowners No. 1 herein) purchased the land measuring about 5 cottahs 5 chittacks 37 sq. ft. in R.S. Dag No. 1201 from Suruma Mondal & Pran Gopal Mondal by virtue of a Sale Deed registered on 02.05.1997 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 53, Pages 190 to 194, Bearing No. 3391 of 1997;

*D. Shatt.*

# DIBAKAR BHATTACHARJEE

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

Re. : .....

Date : .....

- VI.** That, Suprava Som (the deceased mother of the Landowners herein) purchased the land total measuring about 3 cottahs 4 chittacks 30 sq. ft. (out of which 3 cottahs 4 chittacks 10 sq. ft. in R.S. Dag No. 1201 & 20 sq. ft. in R.S. Dag No. 1206) from Pran Gopal Mondal by virtue of a Sale Deed registered on 02.05.1997 before A.D.S.R. Sonarpur and recorded in Book No. I, Volume No. 55, Pages 105 to 109, Bearing No. 3513 of 1997;
- VII.** That, by virtue of the afore-stated 4 (four) Sale Deeds the Landowners No. 1 & 2 herein along with their deceased father and mother namely Krishna Das Shome and Suprava Shome became the joint owners of the land total measuring about 14 cottahs 3 chittack 15 sq. ft. in R.S. Dag No. 1201 & 1206, Mouza- Kamrabad and thereafter they mutated their names before the BL&LRO, Sonarpur and their names have been published in L.R. Record-of-Rights (Parcha);
- VIII.** That, after the demise of Krishna Das Shome on 16.02.2003 and that of her wife Suprava Shome on 31.10.2009 their 2 (two) sons namely Dilip Shome & Pradip Som (the Landowners No. 1 & 2 herein) along with their only sister Dipali Datta, wife of- Asitabha Datta (the Landowners No. 3 herein) became the joint owners of the said land total measuring about 14 cottahs 3 chittack 15 sq. ft. in R.S. Dag No.

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

Re. : .....

Date : .....

1201 & 1206, Mouza- Kamrabad and presently all 3 (three) of them are enjoying the said land without any interferences from anyone;

**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 NASKAR CONSTRUCTION a Partnership Firm registered under the provisions of Indian Partnership Act, 1932 having its office at- 'KADAM RESIDENCY', Fourth Floor, Balia, Boro Battala, P.O. Garia, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700084 and represented by its Partners namely (1) SRI SOURAV NASKAR and (2) SRI SUPRATIK NASKAR, both sons of- Sri Palan Naskar (hereinafter referred to as the said Developer) which was registered on 08.12.2017 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2017, Pages 133804 to 133847, Being No. 4754 for the year 2017 and for smooth running of the said construction work the present Landowners executed a Development Power of Attorney which was registered on 08.12.2017 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2018, Pages 22370 to 22397, Being No. 617 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. 187/CB/05/21

*D. Shatt.*

# DIBAKAR BHATTACHARJEE

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

Re. : .....

Date : .....

dated 06.12.2017 from Rajpur Sonarpur Municipality in respect of the above-stated premises.

**XI.** Thereafter the said Developer started construction of a multi-storied building known as "**TRINAYANI KUTHI**" at Holding No. 1219, Sreekhanda Paschimpara,, under Ward No.- 5 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.

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