

Mr. Subhendu Kumar Hata
Advocate

High Court, Calcutta
Bar Association Room No. 13

CHAMBER
7 No. Old Post Office Street
Mezzanine Floor
Room No. - 8
Kolkata - 700 001
11 A.M. to 4 P.M.

RESIDENCE :
DEBJANI BHAWAN
(Near Makali Builders)
Sri Nagar Main Road,
Block-K-2, P.O. Panchasayar,
Kolkata - 700094
Mob. : 9433137906
8017220092

Date : 15.09.2019

No Encumbrances Certificate and detailed report on title

Ref : An area land measuring 13 cottahs 03 chittacks 23 sq. ft. be the same a little more or less lying and situate at PS. Sonarpur, District South 24-Parganas, Kolkata -700 084, being specified portion measuring 06 cottash 05 chittacks 33 sq. ft. more or less being the part of R.S. Dag No.1205, in R.S. Khatian No. 66 and specified portion measuring about 06 cottahs 13 chittacks 35 sq. ft. more or less in R.S. Dag No.1107/ 1896 appertaining to R.S. Khatian No.1371, within Mouza- Barhansfartabad, J.L. No.47, R.S. No.7, Touzi No.109, Additional District Sub-Registrar- Sonarpur, within the limits of Ward No.28, (formerly 27), Holding No.23, Barhans Fartabad of the Rajpur Sonarpur Municipality.

I have caused necessary searched in the Sub Registry Office at **A.D.S.R. Sonarpur and D.R. Alipore For the period from 2003 To August, 2019 and RA Kolkata For the period from 2003 To August, 2019** and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid property.

My report is as follows : -

WHEREAS one Rabindra Narayan Sarkar son of Late Jatindra Nath Sarkar of 15, Mani Mukherjee Road, Ballygunge, Kolkata -700 019 as lawful owner while absolutely seized and possessed of or otherwise well and sufficiently entitled to the price and land absolutely sold, conveyed and transferred against valuable consideration a piece and parcel of land measuring about 22 decimals comprised in R.S. Dag No.1205 appertaining to R.S. Khatian No.66 within Mouza- Barhans Fartabad, J.L. No.47, Pargana- Medanmalla, Touzi No.109, within P.S. Sonarpur, District South 24-Parganas by a Bengali Deed of Conveyance executed and registered on 14.11.1975 in the office of the District Sub-Registrar, Alipore, 24-Parganas (South) and recorded therein Book No.I, Volume No.229, pages from 34 to 41, being Deed No. 8997 for the year 1975, jointly to Sri Manickdal Naskar owner No.1 herein and Nirapada Naskar (since deceased) predecessors of Owner Nos. 2 to 4 herein.

AND WHEREAS One Snehalata Dutta wife of Monoranjan Dutta as lawful owner while absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of land absolutely sold, conveyed and transferred against valuable consideration the piece and parcel of land measuring about 10 ½ decimals comprised in R.S. Dag No. 1107/1896 appertaining to R.S. Khatian No.1371 within Mouza- Barhans Fartabad, J.L. No.47, Pargana- Medanmalla, Touzi No.109, within

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2

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P.S. Sonarpur, District South 24-Parganas, by dint of a Bengali Deed of Conveyance executed and registered on 10.01.1987 in the office of the Sub-Registrar, Sonarpur, 24 Parganas and recorded there in Book No.I, Volume No.5, Pages from 92 to 96, being Deed No.37 for the year 1978, jointly to Sri Maniklal Naskar owner No.1 herein and Nirapada Naskar (since deceased) predecessors of Owner nos. 2 to 4 herein.

AND WHEREAS Manick Lal Naskar son of Late Narendra Nath Naskar, Jayanti Naskar wife of Late Nirapada Naskar, Avishek Naskar, son of Late Nirapada Naskar and Anirban Naskar, son of Late Nirapada Naskar as lawful owner absolutely seized and possessed on partition deed peace and parcel of land on measuring at 6 cottah 11 chittaks 0 sq. ft. deed on registered at ADSR Garia dated on 27.02.2017 deed No. 172920459, Volume No.1629-2017, Book No. I, page 11386 to 11406.

AND WHEREAS said Nirapada Naskar while thus jointly seized and possessed the aforesaid property and other properties with his brother Sri Maniklal Naskar owner no.1 herein died intestate on 20.03.2005 leaving behind his widow Smt. Jayanti Naskar, owner no.2 herein and two sons namely Sri Avishek Naskar and Sri Anirban Naskar respectively owner No.3 and 4 herein as his legal heirs and successors who jointly entitled to the said land and other properties of said Nirapada Naskar in equal share by virtue of inheritance.

AND WHEREAS the owners herein absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances whatsoever or howsoever nature, having a good and marketable title in respect of the said property the owners herein being desirous of promoting and developing the land measuring 6 cottahs 11 chittacks 0 sq. ft. out of 22 decimals comprised in R.S. Dag No.1205 appertaining to R.S. Khatian No.66 and land measuring 5 cottahs 5 chittacks 29 sq. ft. out of 10 ½ decimals comprised in R.S. Dag No.1107/1896 appertaining to R.S. Khatian No.1371, J.L. No.47, R.S. No.7, touzi No.109 of Mouza Barhans Fartabad, P.S. and ADSR Office at Sonarpur total land measuring 13 cottah 3 chittacks 23 sq. ft. which is morefully and particularly described in the Schedule hereunder written.

AND WHEREAS thereafter the said Owners mutated and recorded their names before the Rajpur Sonarpur Municipality, being **Holding No. 23**, Barhans Fartabad, and the said land owners are now desire for developing their undivided land measuring more or less 13 cottah 3 chittacks 23 sq. ft. under the limit of Rajpur Sonarpur Municipality, Ward No. 27 (formerly) at present Ward No.28, and

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3

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also recorded their names in the B.L. & L.R.O. office and the said land owners are paying the said Municipal taxes regularly.

AND WHEREAS the land Owners entered into an **Development Agreement on 25.08.2017 being book No.I, Volume No.1629-2017, pages from 109900 to 109936 being No.162904239 for the year 2017 at ADSR- Garia**, and the said land Owners also executed a registered power of attorney on 26th November, 2017 being Book No. I, Volume No. 1629-2017, **pages from 135239 to 135277 being No.162905028 for the year 2017 at ADSR- Garia**, with the Developer to construct a multistoried building upon the Schedule noted property and had also identified their respective allocation in the Building at the said Premises.

I hereby certify that the above mentioned land of **(1) SRI MANICK LAL NASKAR**, son of Late Narendra Nath Naskar, residing at Mahamayapur, Post Office- Garia, Police Station - Sonarpur, Kolkata -700084, **(2) SMT. JAYANTI NASKAR**, wife of Late Nirapada Naskar, residing at Mahamayapur, Post Office- Garia, Police Station - Sonarpur, Kolkata -700084, **(3) SRI AVISHEK NASKAR**, son of Late Nirapada Naskar, residing at Mahamayapur, Post Office- Garia, Police Station - Sonarpur, Kolkata -700084 and **(4) SRI ANIRBAN NASKAR** son of Late Nirapada Naskar, residing at Mahamayapur, Post Office- Garia, Police Station - Sonarpur, Kolkata -700084, are free from all sorts of encumbrances, charges, liabilities, lines and lispendents attachment of any kind whatsoever and the said property have an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipt for the relevant searches are enclosed herewith.

Subhendu Kumar Hota
(Subhendu Kumar Hota)
Advocate

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