

Ref. No. 37/1031/2019

Date...12/6/19...

NON ENCUMBRANCES

CERTIFICATE OF SEARCH & TITLE ON REPORT

Ref:- **ALL THAT** piece and parcel of Bastu land measuring 4(Four) cottahs 6 (Six) Chittacks, 15(Fifteen) square feet more or less, standing thereon lying and situated at premises No. 23/1 Dixon Lane (formerly known 23, Dixon Lane), Holding No. 335, Block No. 1, Police Station- Muchipara, Post Office- Entally, Kolkata-700 014, within the jurisdiction of Ward No. 50, Borough-V, of the Kolkata Municipal Corporation, District Kolkata.

PRESENT OWNER:

(1) **RABINDRA NATH AUDDY**, aged about 81 years, Son of Late Nilmadhab Auddy, by faith- Hindu, by occupation- Retired, by nationality-Indian, (2) **SRI DEBASISH AUDDY**, aged about 59 years, son of Late Dharendra Nath Auddy, by faith- Hindu, by occupation--Service ,by nationality- Indian, (3) **SRI SUBRATA AUDDY**, aged about 52 years, son of Late Gora Chand Auddy, by faith Hindu, by occupation - Service, by nationality-Indian, (4) **SMT SUJATA AUDDY**, aged about 58 years, Wife of Late Manindra Nath Auddy, by faith- Hindu, by occupation - Housewife, by nationality-Indian, (5) **SRI ANINDO AUDDY** aged 30 years, son of Late Manindra Nath Auddy, by faith Hindu, by occupation - Service, by nationality-Indian, (6) **SMT TULIKA AUDDY**, aged

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about 28 years, Daughter of Late Manindra Nath Auddy, by faith- Hindu, by occupation-Housewife ,by nationality- Indian, (7) **SRI ANKAN AUDDY**, aged 26 years, son of Late Manindra Nath Auddy, by faith Hindu, by occupation - Service, by nationality-Indian, all are residing at 23/1 Dixon Lane, P.S. **Muchipara, P.O. Entally, Kolkata-700 014.**

I have caused necessary searching in the Additional Registrar Assurance -II, at Calcutta, for the period from 2002 to 2019 and have inspected all other relevant documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

TITLE BACKGROUND:-

A. WHEREAS by virtue of a Deed of Conveyance dated 9th July, 1904, registered in the office of the Registrar of Assurances, Calcutta, recorded in Book No. I. Volume No. 33, at pages 242 to 243, being deed no. 1378 for the years 1904, one Lalit Madhab Mullick, sold and transferred to one Smt. Atarmony Dasi the said property , being **ALL THAT** piece and parcel of land measuring 4 (Four) cottahs 6 (Six) Chittacks, 15(Fifteen) square feet more or less, together with the said structure standing thereon, lying and situated at premises No. 23/1, Dixon Lane, (Formerly known as 23, Dixon Lane) Holding No. 335, Block No. 1, Police Station- Muchipara, Kolkata-700014 within the jurisdiction of Ward No 50 of the Kolkata Municipal Corporation, free from all encumbrances.

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B. AND WEHREAS by a deed of Settlement dated 27th July, 1904 registered in the office of the Registrar of Assurances, Calcutta, recorded in Book No. I. Volume No. 45, at pages 177 to 188 being deed no. 1390 for the years 1904 between (1) Smt. Atarmony Dasi (2) Smt. Queen Kumari Dasi (3) Sri Nilmadhab Auddy (4) Sri Lalit Madhab Mullick, said Atarmony Dasi and said Sri Nilmadhab Auddy, by virtue of Deed of Settlement, said Smt. Atarmony Dasi created a Trust of the Said Property appointing herself, Sri Lalit Madhab Mullick and said Sri Nilmadhab Auddy as the Trustees of the said Trust.

C. AND WHEREAS as per the said Deed of Settlement dated 27th July, 1904, after the demise of the said Smt. Atarmony Dasi and her daughter, Smt. Queen Kumari Dasi, respectively, the said Sri Nilmadhab Auddy being the grandson of Smt. Atarmony Dasi and son of Smt. Queen Kumari Dasi, together with his heirs, executors, administrators, representative and assigns shall enjoy the said property for their absolute use and benefit in entirety, It has been further expressed, declared, provided and recited in the said Deed of Settlement dated 27th July, 1904, that subject to the right of the absolute use and benefit of the said property after the demise of the said Smt. Atarmony Dasi and her daughter Smt. Queen Kumari Dasi, respectively, the said interest in respect of the property would be vested upon the said Nilmadhab Auddy or his Successors-in-title.

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- D. AND WHEREAS** Said Smt. Atarmony Dasi, being one of the trustees to the said Trust created said Deed of Settlement, dated 27th July, 1904, died on 29th August, 1917 and therefore said Sri Lalit Madhab Mullick and Sri Nilmadhab Auddy became the surviving trustees to the said Trust.
- E. AND WHEREAS** said Sri Lalit Madhab Mullick desired to retire and to be discharged as a Trustee from the said Trust and to that effect signed and executed an Indenture of Appointment of New Trustee dated 10th February, 1923, registered on 17th April, 1923, in the office of the Registrar of Assurance, Calcutta reentered in Book No. V. Volume No. 36, at pages 225 to 231, being No. 11566 for the years of 1923, and by virtue of the said Indenture dated 17th April 1923, appointed Smt. Queen Kumari Dasi as the new trustee to the Trust Created by the said Deed of Settlement Dated 27th July, 1904.
- F. AND WEHREAS** said Smt. Queen Kumari Dasi, being one of the trustees of the said trust created by the said Deed of Settlement dated 27th July, 1904, died on 11th May, 1926 and therefore, said Sri Nilmadhab Auddy became the only surviving trustee to the said Trust and as per the provision and direction of the said Deed of Settlement dated 27th July, 1904, all the interest of the said property was vested upon the said Nilmiadhab Auddy, free from all encumbrances.
- G. AND WHEREAS** Said Nilmadhab Auddy, a Hindu Governed by the Dayabhaga School of Hindu Law died intestate on 18th January, 1949,

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leaving behind him surviving his wife, Smt. Amodini Dassi alias Amodini Auddy, his 4(four) sons namely 1. Sri Gora Chand Auddy, 2. Sri Dharendra Nath Auddy, 3. Sri Rabindra Nath Auddy, and 4. Sri Manindra Nath Auddy and his only daughter Smt. Brikabhanu Chandra, as her only legal heirs and heiresses, who jointly and equal share inherited the right, title and interest of the Late Nilmadhab Auddy in the said property, free from all encumbrances.

H. AND WHEREAS said Amodini Dassi alias Amodini Auddy, a Hindu Governed by the Dayabhaga School of Hindu Law died intestate on 24th July, 1966, leaving behind her surviving 4(four) sons namely 1. Sri Gora Chand Auddy, 2. Sri. Dharendra Nath Auddy, 3. Sri. Rabindra Nath Auddy, and 4. Sri. Manindra Nath Auddy and his only daughter Smt. Brikabhanu Chandra, as her only heirs/successors and heiresses/successors, who jointly seized, possessed and inherited the said property by equal shares of the right, title and interest of the Late Amodini Dassi alias Amodini Auddy in the said property free from all encumbrances.

I. AND WHEREAS by virtue of the Deed of Gift dated 25th April, 1998, registered in the office of the Additional Registrar of Assurances-II, Calcutta, recorded in Book No. I. Volume No. 103, at pages 357 to 378, being deed no. 4381 for the years 2000, said Smt. Brikabhanu Chandra gifted, granted and assigned her 1/5th Share in the said property in favour of her brothers, namely (1) Sri Gora Chand Auddy, (2) Sri Dharendra Nath


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Auddy (3) Sri Rabindra Nath Auddy, and (4) Sri Manindra Nath Auddy, free from all encumbrances. And thus after the execution of the said Deed of Gift said Gora Chand Auddy, Dharendra Nath Auddy, Rabindra Nath Auddy and Sri Manindra Nath Auddy jointly inherited $\frac{1}{4}$ th share in the **said undivided and un-demarcated property.**

J. AND WHEREAS the wife of the said Late Gora Chand Auddy, a Hindu Governed by the Dayabhaga School of Hindu Law and died intestate on 28th May, 1999 leaving behind her husband said Gora Chand Auddy and one son (1). Sri SubrataAuddy and two daughters namely (2). Chitra Das nee Auddy and (3).Subhra Nandi nee Auddy.

K. AND WHEREAS said Late Gora Chand Auddy, governed by the Dayabhaga School of Hindu Law, died intestate on 18th January 2016, leaving behind surviving his only son, (1). Sri SubrataAuddy and two daughters namely (2). Chitra Das nee Auddy and (3).Subhra Nandi nee Auddy as his only legal heirs and heiress, who jointly and equally inherited the right title and interest of Late Gora Chand Auddy in the said property, free from all encumbrances. Thus after the sad demise of Late Gora Chand Auddy in the said property.

L. AND WHEREAS said Chitra Das, a Hindu Governed by the Dayabhaga School of Hindu Law died intestate on 17th August 2014 leaving behind her surviving son, 1. Sri Pallav Das, and her only daughter namely 2. SmtRakheeSaha nee Das, who jointly and equal inherited the share, right,


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title and interest of the Chitra Das in the said property free from all encumbrances.

M. AND WHEREAS by virtue of the Deed of Gift dated 22.03.2018, registered in the office of the Additional Registrar of Assurances-II, Calcutta, recorded in Book No. I, Volume No. 1902-2018, at pages from 33214 to 33252, being deed no. 190200943 for the years 2018, said Smt. Subhra Nandi nee Auddy and Sri Pallav Das, and Smt. RakheeSaha nee Das, gifted, granted and assigned their 16.66% of Share in the said property in favour of Sri Subrata Auddy, after getting the said percentage of share the Subrata Auddy became absolute owner of undivided 25% shareholder in the said property, free from all encumbrances.

N. AND WHEREAS by virtue of the Deed of Gift dated 16.03.2018, registered in the office of the Additional Registrar of Assurances-II, Calcutta, recorded in Book No. I. Volume No. 1902-2018, at pages from 31378 to 31406, being deed no. 190200899 for the years 2018, said Dharendra Nath Auddy, gifted, granted and assigned his undivided 25% of Share in the said property in favour of Sri Debasish Auddy, free from all encumbrances.

O. AND WHEREAS the recorded owners of the said property are desirous to develop the said premise being no 23/1 Dixon Lane (formerly known 23, Dixon Lane), Holding No. 335, Block No. 1, Police Station- Muchipara, Post Office- Entally, Kolkata-700 014, within the jurisdiction of Ward No. 50,


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Borough-V, of the Kolkata Municipal Corporation, by Constructing/ reconstruction /remodelling a Multistore Building at the said property (New Building). The "Developer/(Raiko Enterprise)" herein has approached the owners of the said property to entrust the said work of development of the said property which the owners have agreed and both parties jointly agreed to record therein the terms and condition to avoid any future disputes and differences.

P. AND WHEREAS accordingly the Developer investigation about the marketable title of the owners in connection with the said premises and has approved and accepted the same and shall not be entitled to raise any objection to the marketable title of the owners to the said premises in future and accordingly on 24th April, 2018 a Joint venture development Agreement was made and executed between vendor and the recorded joint owners of the said property and the same was duly registered before office of the Additional Registrar of Assurance -II, vide book No-I, volume no. 1902-2018 at page from 48438 to 48493, being deed no. 190201371 for the year of 2018.

Q. AND WHEREAS that after executing the said joint venture development agreement the owners are jointly executed a Development Power of attorney in favour of the "Raiko Enterprise" and the same was duly registered on 03.05.2018 before office of the Additional Registrar of


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assurance-III, vide book no. IV, volume no. 1903 to 2018, being deed no 190302691 for the year of 2018.

R. AND WHEREAS But subsequently one of the owner of this property namely Manindra Nath Auddy, a Hindu Governed by the Dayabhaga ~~School of Hindu Law, who died intestate on 09.03.2019, leaving behind his~~ surviving wife namely 1. Smt. Sujata Auddy, Son 2. Sri Anindo Auddy, and his only daughter namely 3. Smt. Tulika Auddy, 4. Sri Ankan Auddy, who jointly and equally inherited the share, right, title and interest of the Late Manindra Auddy in the said property free from all encumbrances.

S. AND WHEREAS after the said incident all legal heirs of the said Manindra Auddy (Since deceased) was made and executed a fresh Development Power of Attorney in favour of the Developer and the same was duly registered before office of the Additional Registrar of assurance-III, vide book no. IV, volume no. 1903-2019, page from 68724 to 68759, being deed no 1847 for the year of 2019.

SEARCHES:

A.R.A-II, Kolkata: - I have caused searches to be made at the A.R.A-II, Kolkata office, through Swapan Mondal, who had conducted searches in the records of the Additional Registrar of Assurances, Kolkata for the period from 2002 to 2019 and the said clerk has not found any entry/entries in respect of aforesaid land and as such the said land is free from all encumbrances, charges, liens, lispendencies.

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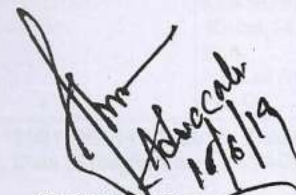
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CERTIFICATE:-

On perusal of the said documents which provided upon me and also based on the report given by Sri Swapan Mondal, I am of the opinion:

- Ref. No. i. **THAT (1) RABINDRA NATH AUDDY, (2) SRI DEBASISH AUDDY, (3) SRI SUBRATA AUDDY, (4) SMT SUJATA AUDDY, (5) SRI ANINDO AUDDY (6) SMT TULIKA AUDDY, (7) SRI ANKAN AUDDY,** are the present owners.
- ii. **THAT** the aforesaid land and property is free from all encumbrances, charges liabilities lines and lispens attachment of any kind whatsoever and the property has an absolutely clear, free and marketable title.
- iii. **THAT** 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.

Enclosed:
A.R.A. Kolkata
Search Report and Receipt
For the period of 2002 to 2019.


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Government of West Bengal
Office of the KOLKATA (A.R.A. - II)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 03-06-2019

Serial No of Application 1902008093/2019 Search No 1902008093/2019
Search for the Years From 2002 To 2019 Record Available From 10/11/2008 onwards
Property to be Searched District: Kolkata, PS: Muchipara, Premises: 23/1, Road: Dixon Lane
From whom Received Mr S K Dey
Fees Paid under Articles F1(i) 2/- F1(ii) 17/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 50	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members		Area of Land: 1.88604441 decimal (823 Sqft) Area of Structure: 688 Sq Ft
Serial No of Application 1902008093/2019		Search No 1902008093/2019		
Deed Details : Years From 2002		Deed No: I-190200899/2018, Query No: 19020000434743/2018, Serial No: 1902000829/2018, Page: 31378 - 31406, Date of Registration: 19/03/2018, Date of Completion: 20/03/2018,		
2	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 50	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members		Area of Land: 0.14208354 decimal (62 Sqft) Area of Structure: 62 Sq Ft
Deed Details :		Deed No: I-190200899/2018, Query No: 19020000434743/2018, Serial No: 1902000829/2018, Page: 31378 - 31406, Date of Registration: 19/03/2018, Date of Completion: 20/03/2018,		
3	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 50	Property Type: Land Transaction: [0207] Gift, Gift in f/o family members and others		Area of Land: 1.30318106 decimal (568.66 Sqft) Area of Structure: 480 Sq Ft
Deed Details :		Deed No: I-190200943/2018, Query No: 19020000434769/2018, Serial No: 1902000882/2018, Page: 33214 - 33252, Date of Registration: 22/03/2018, Date of Completion: 23/03/2018,		
4	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 50	Property Type: Land Transaction: [0207] Gift, Gift in f/o family members and others		Area of Land: 0.04583340 decimal (20 Sqft) Area of Structure: 20 Sq Ft
Deed Details :		Deed No: I-190200943/2018, Query No: 19020000434769/2018, Serial No: 1902000882/2018, Page: 33214 - 33252, Date of Registration: 22/03/2018, Date of Completion: 23/03/2018,		
5	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 50	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement		Area of Land: 8.09187507 decimal (4 Katha, 14 Chatak, 21 Sqft) Area of Structure: 1300 Sq Ft
Deed Details :		Deed No: I-190201371/2018, Query No: 19021000114170/2018, Serial No: 1902001284/2018, Page: 48438 - 48493, Date of Registration: 23/04/2018, Date of Completion: 28/04/2018,		
6	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 050	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property		Area of Land: 8.09187507 decimal (4 Katha, 14 Chatak, 21 Sqft)
Deed Details :		Deed No: I-190203436/2018, Query No: 19020001425544/2018, Serial No: 1902003265/2018, Page: 119839 - 119850, Date of Registration: 12/09/2018, Date of Completion: 18/09/2018,		

	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 000	Property Type: Land Transaction: [0206] Gift, Gift in f/o Govt./Local Bodies(Exempt Cases)	Area of Land: 0.67033479 decimal (292.509 Sqft)
Deed Details :		Deed No: I-190203437/2018, Query No: 19021000248192/2018, Serial No: 1902003267/2018, Page: 119824 - 119838, Date of Registration: 12/09/2018, Date of Completion: 18/09/2018,	
8	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 050	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Area of Land: 8.09187507 decimal (4 Katha,14 Chatak,21 Sqft)
Deed Details :		Deed No: I-190203438/2018, Query No: 19020001425586/2018, Serial No: 1902003268/2018, Page: 119811 - 119823, Date of Registration: 12/09/2018, Date of Completion: 18/09/2018,	
9	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 050	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Area of Land: 8.09187507 decimal (4 Katha,14 Chatak,21 Sqft)
Deed Details :		Deed No: I-190204100/2018, Query No: 19021000292286/2018, Serial No: 1902003928/2018, Page: 145248 - 145271, Date of Registration: 19/11/2018, Date of Completion: 21/11/2018,	
10	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 050	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Area of Land: 8.09187507 decimal (4 Katha,14 Chatak,21 Sqft)
Deed Details :		Deed No: I-190201159/2018, Query No: 19021000015483/2019, Serial No: 1902001128/2018, Page: 6058 - 6061, Date of Registration: 18/01/2019, Date of Completion: 21/01/2019,	
11	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 050	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Flat/Apartment: 195.3 SqFt
Deed Details :		Deed No: I-190203743/2018, Query No: 19021000255951/2018, Serial No: 1902003539/2018, Page: 132450 - 132511, Date of Registration: 05/10/2018, Date of Completion: 11/10/2018,	
12	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 050	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Flat/Apartment: 86.94 SqFt
Deed Details :		Deed No: I-190203744/2018, Query No: 19021000255811/2018, Serial No: 1902003543/2018, Page: 132390 - 132449, Date of Registration: 05/10/2018, Date of Completion: 11/10/2018,	
13	District: Kolkata, PS: Muchipara, Municipality: KOLKATA MUNICIPAL CORPORATION,, Premises: 23/1, Road: Dixon Lane, , Ward: 050	Property Type: Apartment Transaction: [0104] Sale, Sale agreement without possession [Full Stamp]	Flat/Apartment: 93.24 SqFt
Deed Details :		Deed No: I-190203745/2018, Query No: 19021000255660/2018, Serial No: 1902003547/2018, Page: 132021 - 132082, Date of Registration: 05/10/2018, Date of Completion: 11/10/2018,	

(Mr Tushar Kanti Mandal)
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OFFICE OF THE A.R.A. KOLKATA

