

NON ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref:-In respect of the land situated at R.S.Dag No.1528,L.R Dag No.1198,R.S. khatian No.2276,L.R. Khatian Nos 1796,3816 & 8350,within Mouza- Domjur, J.L.No.33,under P.O.& P.S-Domjur,District-Howrah, Pin-711405,within Domjur Gram Panchayat.

Name and Address of the Land Owners

(1) SRI MANTU RAM SHAW (PAN-ALKPS1199K),son of Late Ananda Charan Shaw,by occupation-Business,(2)SMT.TAPATI SHAW(PAN-FGWPS6167M), wife of sri Mantu Ram Shaw by occupation –Housewife,(3) SRI Dhananjay Paramanik (PAN-EDUPP1901G),on of Late Kamal Chandra Paramanik, by occupation-Business all by faith –Hindu, by Nationality- Indian ,all are residing at village & P.O. & P.S-Domjur,District-Howrah, Pin-711405. All are Represented by their Constituted Attorney **“SEFALI BUILDERS AND DEVELOPERS PVT LTD.” (PAN-AHBPD1162G)**,Son of Late Gobinda Dutta, by faith –Hindu ,by nationality-Indian,by Occupation –Business,Residing at Domjur(Barui Para), P.O. & P.S.-Domjur, District-Howrah, Pin-711405.

2. Title Deeds in original seen by me

- (a) One Original Gift Deed Being No.4779 for the year 1968, executed between Dhananjay Paramanik,as Doing therein AND Kamal Chandra Paramanik, as Donor therein.
- (b) One Original Sale Deed Being No.3261 for the year 1989,executed between Tapati Shaw,as purchaser therein and Kamal Chandra Paramanik,Mansha Rani Paramanik,as sellers therein.
- (c) One Original Sale Deed Being No.3931 for the year1988, executed between Tapati Shaw as purchaser therein AND Hena Bera,as seller therein.
- (d) One Original Sale Deed Being No. 1281 for the year 1983,executed between Tapati Shaw,as purchaser therein AND Pradip Kumar Chakraborty ,as seller therein.
- (e) One original Sale Deed being No.3262 for the year 1989 ,executed between Mantu Ram Shaw,as purchaser therein AND Dhananjoy Paramanik,as seller therein.
- (f) One original Deed of Amalgamation Being No.0502400680 for the year 2016,executed among Mantu Ram Shaw,as First Party therein AND Smt Tapati Shaw, as Second Party Therein AND Sri Dhananjoy Paramanik,as Third party therein.
- (g) One Original Agreement For Sale Between **“SEFALI BUILDERS AND DEVELOPERS PVT LTD.” (PAN-AAVCS0352B)**,a Private Limited Company, incorporated under the Indian Companies Act of 1956,being represented by its Director SRI SAILENDRA NATH DUTTA(PAN-AHBPD1162G),Son of Late Gobinda Dutta, by faith-Hindu,by Nationality-Indian,by Occupation –Business,residing at Domjur (Barui Para),P.O. & P.S.-Domjur,District-Howrah,Pin-711405,as Developer,AND SRI SUBRATA MAJEE, as Proposed Purchaser.
- (h) Original Building Sanctioned Plan Issued by the Howrah Zilla Parishad.
- (i) Original Development Agreement Being No050400278 for theyear 2016,recording in Book No I,Volume No.0504-2016,pages from 9561 to 9585,registered in the office of the A.D.S.R.Domjur,executed by Sri Dhananjoy paramanik, as Owner in Favour of **SEFALI BUILDERS**

For SEFALI BUILDERS AND DEVELOPERS PVT. LTD.

Sailesh Nath Dutta
DIRECTOR

AND DEVELOPERS PVT LTD;,a Private Limited Company in Corporated under the Indian companies Act of 1956,being represented by its Director **SRI SAILENDRA NATH DUTTA**,as developer.

- (j) Original Development Agreement, Being no.050400246 for the year 2016 ,record in Book No I,Volume No.0504-2016,Pages From 13893 to 13919 ,registered in thre Office of the S.D.S.R.Domjur,executed by Sri Mantu Ram Shaw,Smt Tapati Shaw,as Owners in Favour of "SEFALI BUILDERS AND DEVELOPERS PVT LTD."a Private Limited Company,in Corporated under the Indian Companies Act of 1956,being represented by its Director **SRI SAILENDRA NATH DUTTA**,as Developer.
- (k) Original Development Power of Attorney or Power of Attorney,Being No.050400037 for the year 2016,recorded in Book No.IV,Volume No0504-2016,Pages from 1167 to 1182, registered in the Office of the A.D.S.R.Domjur,executed by Sri Mantu Ram Shaw,Smt Tapati Shaw ,as Owner in Favour of "**SEFALI BUILDERS AND DEVELOPERS PVT. LTD.**",a Private Limited Company,incorporated under the Indian Companies Act of 1956, being represented by its Director **SRI SAILENDRA NATH DUTTA**,as Developer.
- (l) Original Development Power of Attorney or Power of Attorney Being No 050400048 for the year 2016,recorded in Book No IV,Volume No 0504-2016,Pages From 1073 to 1088,registerec in the Office of the A.D.S.R.Domjur executed by Sri Dhananjoy Paramanik,as Owner in Favour of "**SEFALI BUILDERS AND DEVELOPMENT PVT.LTD.**",a Private Limited Company in Corporated under theIndian Company Act of 1956,being represented by its Director **SRI SAILENDRA NATH DUTTA**,as Developer.
- (m) Original B.L. & L.R.O.Domjur Khajana receipt in the name of present Owners.
- (n) Original Porcha in the name of present Owners.
- (o) Original Tax receipt of Domjur Gram Panchayat in the name of present Owners.

3.Description of immovable Property.

Extent Areas	Location
In respect of One self Contained Residential Flat Being No.304,on the Third Floor, measuring an area 920 Sq Ft.more or lessincluding super built -up area together with undivided proportionate impartible share or interest in the land. [Land area 11.875 Decimals out of 22 Decimals more or less of Bastu Land].	Lying and situated at R.S. Dag No.1528,L.R.Dag No 1198,R.S.Khatian No.2276,L.R.Khatian Nos 1796,3816 & 8350, within Mouza-Domjur,J.L. No.33,under P.O. & P. S. Domjur,District-Howrah,Pin-711405,within Domjur Gram Panchayat.

4.Search in the office.

i)Location of the Property:

The Property is situated at Additional Dist. Sub -Registrar at Domjur and also Dist .Sub-Registrar Office at Howrah.

ii) Search and investigation of Title and the Chain of the Title:

WHEREAS the said Sri Mantu Ram Shaw has become the absolute owner and occupier in respect of a plot of Bastu land measuring about more or vless 1.25 Decimals out of 8.50 Decimals out of 22

For SEFALI BUILDERS AND DEVELOPERS PVT. LTD.

Saileendra Nath Dutta
DIRECTOR

Decimals of Bastu land with structure together with all sorts of easement rights and privileges attached with this property comprised in R.S.Dag No.1528,L.R. Dag No.1198,under R.S. KhatiaNo.2276,L.R.Khatian No 3816,situated within Mouza-Domjur,within the jurisdiction of Domjur Gram Panchayat, J.L. No 33,A.D.S.R. & P.S.Domjur,D.S.R. and District-Howrah,by way of purchased from Sri Dhananjay Paramanik son of Sri Kamal Chandra Paramanik of Domjur, Howrah by virtue of a registered Deed of Sale dated 30-09-1989 which was registered before the A.D.S.R.Domjur and recorded in book no 1,Volume No.58 Pages from 213 to 217,being No 3262, for the year 1989 which is fully described in Scheduled ' A'.The Said Sri mantu Ram Shaw has got mutata his name in the L.R.Khatian before the B.L. & L.R.O.,Domjur ,being L.R. Khatian No.3816 by paying upto date ground rent.

AND WHEREAS the said Smt Tapati Shaw has become the absolute Owner and occupier in respect of a plot of Bastu land measuring about more or less 01 decimals out of 22 decimals of Bastu land with structure together with all sorts of easement right and privileges attached with this property comprised in R.S. Dag No 1528, L.R. Dag No 1198,under Khatian No 2276,L.R. Khatian No 1796,situated within Mouza-Domjur,within jurisdiction of Domjur Gram Panchayat,J.L.No 33,A.D.S.R. & P.S.-Domjur,D.S.R. and District-Howrah by way of purchased from Sri Pradip kumar Chakraborty son of Late Jitendre Kishore Chakraborty of Domjur ,Howrah,virtue of a registered Deed of sale dated 14-04-1983 which was registered before the A.D.S.R. Domjur and recorded in Book No 1,Volume No 25,Pages from 283 to 294,being No 1281, for the year 1983.

AND WHEREAS the said Smt Tapati Shaw has also become the absolute owner and occupier in respect of a plot of Bastu land measuring abot more or less 3.375 decimals out of 22 decimals of Bastu land with structure together with all sorts of easement right and privileges attatched with this property comprised in R.S.Dag No.1528 L.R. Dag No 1198,under Khatian No 2276,L.R. Khatian No 1796,situated within Mouza-Domjur,within jurisdiction of Domjur Gram Panchayat,J.L.No 33,A.D.S.R. & P.S.-Domjur,D.S.R. and District-Howrah by way of purchased from Smt Hena Bera,wife of Late Balai Chandra bera of sunnandapur, Bagnan,Howrah,by Virtue of Registered Deed of a Sale dated 06-12-1988 ,which registered before the A.D.S.R. Domjur and recorded in book No 1, Volume No 57, pages from 197 to 202, being No,3931,for the year 1988

AND WHEREAS the said Smt. Tapati Shaw further has become the absolute Owner and occupier in respect of a plot of Bastu land measuring about more or less 1.25 decimals out of 8.50 decimals out of 22 decimals os Bastu land with structure together with all sorts of easement right and privileges attached with this property comprised in R.S. Dag No1528 ,L.R. Dag No.1198, under R.S. Khatian No.2276,L.R.Khatian No.1796,situated with in mouza-Domjur,within the jurisdiction of Domjur Gram Panchayat,J.L. No,33 A.D.S.R. & P.S. Domjur, D.S.R. and District-Howrah,by way of purchased from Sri Dhananjay Paramanik ,Son of Sri Kamal Chandra Paramanik od Domjur,Howrah,by virtue of registered deed of Sale dated 30-09-1989 which was registered before the A.D.S.R. Domjur and recorded in Book No 1, Volume No 58,Pages from 208 to 212, being No 3261, for the year 1989.

AND WHEREAS the said Smt Tapati Shaw has become the absolute owner and occupier in respect of a plot of Bastu land measuring about land measuring about more or less 5.625 decimals out of 22 decimals of Bastu land with structure by way of three aforesaid separate Deed of Sale altogether with all sorts of easement right and privileges attached with this property comprised in R.S. Dag No. 1528 ,L.R. Dag No. 1198 , under R.S. Khatian No 2276, L.R. Khatian No. 1796,situated within Mouza-Domjur, within the jurisdiction of Domjur Gram Panchayat ,J.L.No.33, A.D.S.R. , & P.S. Domjur, D.S.R. and District-

For SEFALI BUILDERS AND DEVELOPERS PVT. LTD.

Saital Nath Datta
DIRECTOR

Howrah, and the said Smt Tapati Shaw has got mutated her name in the L.R. Khatian before the B.L. & L.R.O. Domjur, being L.R. Khatian No 1796 by paying upto date ground rents which is fully described in schedule 'B'.

AND WHEREAS the said Sri Dhananjoy Paramanik has become the absolute owner and occupier in respect of a plot of Bastu land about more or less 05 decimals out of 22 decimals of Bastu land with structure together with all sorts of easement right and privileges attached with this property comprised in R.S. Dag No.1528,L.R. Dag no 1198, under R.S. Khatian No. 2276, L.R. Khatian No.8350,situated within mouza- Domjur within the jurisdiction of Domjur Gram Panchayat, J.L. No 33, A.D.S.R & P.S.-Domjur, D.S.R ,and District-Howrah ,by way of gift from his father Sri Kamal Chandra Paramanik of Domjur ,Howrah by Virtue of a registered Deed of a Gift dated 07-09-1968 which registered before the A.D.S.R Domjur and recorded in Book No 1. Volume No.68. Pages from 204 to 206 being No 4779 ,for the year of 1968. The said Sri Dhananjoy Paramanik has got Mutated his name in the L.R. Khatian before the B.L. & L.R.O, Domjur ,being L.R. Khatian No 8350.

AND WHEREAS the owners/vendors herein are the joint owners and occupiers by way of separate Deed of Sales and Deed of Gift.

AND WHEREAS all the plots of land described above situate and lying adjacent to each others.

AND WHEREAS the said properties are situated in same and one Dag i.e. R.S. Dag No.1528,L.R. Dag No.1198, and one contigeous adjacent to each other.

AND WHEREAS for better enjoyment of the properties the owners /Vendors herein decided to get their three separate properties amalgamation into a single premises and /or unit also have agreed unanimously to enjoy jointly the entire position into a single property having undivided common interest in and over the entire position owned by the parties , by virtue of a Deed of Amalgamation registered in the office of A.D.S.R. Domjur and recorded in Book No. I, Being No. 05400680, for the year 2016.

AND WHEREAS the Owners/Vendors herein have decided and agreed to get their property developed by constructing multi storied building upon it through and at the costs and expenses of the developer herein nad the owners / Vendors and vdeveloper have entered into Two registered Development Agreement (No i) which was duly registered in the office of A.D.S.r. Domjur, and recorded in Book No.I, Volume No. 0504-2016, Pages from 9561 to 9585, being No.050400278 for the year 2016, and, (No ii) which was duly registered in the office of A.D.S.R. Domjur , and recorded in Book no.I Volume No. 0504-2016 Pages cfrom 13893-to 13919, Being No.050400246 for the year 2016, and on the terms and conditions mentionrd therein. The Owners/Vendors herein had also given two Development Power os Attorney or power of Attorney (Noi) which was duly registered in the office of A.D.S.R. Domjur and recorded in Book No IV ,Volume No 0504-2016 Pages from 1073 to 1088 Being No. 050400048 for the year 2016 and(No ii) which was duly registered in the office of A.D.S.R. Domjur, And recorded in Book No IV, Volume No.0504-2016,Pages from 1167 to 1182 Being No 050400037 for the year 2016, in favour of "SEFALI BUILDERS AND DEVELOPERS PVT LTD." Private limited company, incorporated under the Indian Companies Act of 1956, being represented by its director SRI SAILENDRA NATH DUTTA ,as they developer herein , conferring it full power to execute the agreements with intending Purchasers and also for sale their property.

AND WHEREAS on the strength of the aforesaid Two Development Agreements AND Two Development Power Of Attorney or Power of Attorney the Developer herein obtained sanctioned

For SEFALI BUILDERS AND DEVELOPERS PVT LTD.
Saileendra Nath Dutta
DIRECTOR

Building Plan from Howrah Zilla Parishad Being Memo No. 113/032/HZP/EP. Dt .27/07/2016 and after obtaining requisite permission from the Competent Authority for Construction the Developer Constructed Multi –Storied building consisting of Flats/Shops/Office Rooms/Godowns etc.

AND WHEREAS Knowing all the purchaser herein express his desire to owing out of Developers Allocated Portions one self Contained Residential Flat Being No 304 on the Third floor , measuring an area 920 sq Ft more or less including super built up area , together with undivided proportionate impartible share or interest in the land Having Lift facility in the Building , Building Known as “NABADIGANTA APARTMENT”, Lying and situated at R.S. Dag No 1528, L.R. Dag No.1198, R.S. Khatian No 2276, L.R. Khatian Nos.796,3816, & 8350, within mouza- Domjur , J.L No 33, under P.O. & P.S. – Domjur, District – Howrah, Pin -711405, within Domjur Gram Panchayat, At a Total Consideration of Rs 27,00,000/-only. And the Developer/Confirming Party herein Agreed with the said proposal of the Purchaser and the Purchaser and herein agreed to execute a Deed of Sale in favour of the Purchaser.

It is hereby stated , on the facts and circumstances as discussed above it is found the said Owners have very good title and interest over the said Flat.

The said (1) SRI MANTU RAM SHAW, (2) SMT TAPATI SHAW, (3) SRI DHANONJOY PARAMANIK < after purchasing the aforesaid property became the Joint Owners of the aforesaid area i.e.Total 11.875 Decimals out of 22 Decimals more or less as mentioned above/also mutated as a recorded Owners in B.L. & L.R.O. Office and other concern offices and paid the relevant taxes upto date .

I hereby Certify that the above mentioned land of (1) SRI MANTU RAM SHAW ,(2)SMT TAPATI SHAW (3) SRI DHANANJAY PARAMANIK, is free from all sorts of encumbrances, charges liabilities, liens and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

iii) Confirm and state the original title Deeds submitted is the original registered before the D.S.R & A.D.S.R.

The said property is not affected by any pending litigation or process of court.

So, on the basis of aforesaid searching it found that at present property is free from all encrumbances, charges ,litigations whatsoever. As such the said property has marketable Title, interest and the said owners are entitled to deal with the subject property freely. And also I have examined and perused the (a)One Original Gift Deed Being No.4779 for the year 1968,executed between Dhananjay Paramanik, as done therein AND Kamal Chandra Paramanik,Mansha Rani Paramanik as seller therin, (c)One Original Sale Deed Being no 3931 for the year 1988, executed between Tapati Shaw as Purchaser therein AND Hena Bera,as seller therein, (d) One Original Sale Deed Being No 3931 for the year 1983 executed between Tapati Shaw as Purchaser therein AND Pradip Kumar Chakraborty,as seller therein (e)One Original Sale Deed Being No.3262 for the year 1989 , executed between Mantu Ram Shaw ,as Purchaser therein AND Dhananjay Paramanik ,as seller therein, (f) One Original Deed of Amalgamation Being No.050400680 for the year 2016, executed among Mantu Ram Shaw, as First Party therein AND Smt Tapati Shaw as Second Party therein AND Sri Dhananjay Paramanik as Third Party Therein.Ihave verified the said Title Deeds from the concerned registered office and found the title Deeds are Proper and Genuine.

iv) Whether the property is under joint Ownership?

For SEFALI BUILDERS AND DEVELOPERS PVT. LTD.

Saibach mutha Dutta
DIRECTOR

Yes.,(1) SRI MANTU RAM SHAW, (2) AMT TAPATI SHAW, (3) SRI DHANANJAY PARAMANIK, are the joint owners.

v) Minor's Interest ?

There is no interest of minors upon the said land and property in any manner whatsoever.

vi) Whether document/s pending for registration or Not?

No, stamp duty properly paid.

5. Whether Urban Land (Ceiling & Regulation) Act 1976 is applicable?

No not applicable, there is no such bar in this case.

6. Whether the property is acquired under Land and Acquisition Act 1894/2014 and applicability or State Legislations ?

No, the said property is not in respect of any such Notice of Acquisition or Requisition by the Land Acquisition or Requisition by the Land Acquisition department , Government of West Bengal at present.

7. Whether Leasehold property or not ?

No, does not arise at all the said property is freehold.

8 Investigation under Income Tax Act ,1961?

No,does not arise at all.

9. Investigation in respect of Agricultural Land ?

This is not Agricultural Land, but Bastu Land.

10. The details of the certified copies of the revenue records obtain to confirm that no dues are outstanding by the mortgager?

No, does not arise at all.

11. Any other social Enactment which is applicable to the property proposed to be mortgaged and effected the title?

Not found.

12. If it is a property owned by the company the additional safeguards like search before the registrar of companies to be obtained be stated?

Not applicable in this case.

13 Whether the records of sub-registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?

Not found.

14) In case of partition/family settlement deeds ,whether the partition made is valid in law ,whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share. The modality/procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counterparts or in more than one set?

Not applicable in this case.

15) Whether the property belongs to any trust or is subject to the rights of any trust?

Whether the trust is a private or public trust and whether trust deed specially authorizes the mortgage of any property ?Is there any bar under local laws for creation of mortgage? The additional precautions/permissions to be obtained for creation of valid mortgage as per the respective state/central laws.

For SEFALI BUILDERS AND DEVELOPERS PVT. LTD.

Sailesh Kumar Dutta
DIRECTOR

Not applicable in this case.

16) In case of partnership firm, whether the property belongs to the firm and the partnership deed is properly registered. Whether the partners have authority to create mortgage for and on behalf of the firm.

Not applicable in this case.

17) If the property belongs to a limited company.

Not applicable in this case

18) In case of Societies, Association, check required authority/power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolutions, by law etc.

Not applicable in this case

19) If the property is a flat/apartment or residential/commercial complex.

Yes the property is a flat for residential use.

20) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents?

Yes the property has clear access as per documents and the property offered as security is clearly demarcated in the title documents.

21) Any bar/restriction for creation of mortgage under any local or special enactments.

No.

22) Whether the governing law the constitutional documents of the mortgagor permits creation of mortgage and additional precautions.

No.

I also hereby certified that the above mentioned 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 any authority and is fit for Equitable Mortgage.

For SEFAL... OPERS PVT. LTD.

Saibom...
DIRECTOR

-:THE 'A' SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece and parcel of Bastu Land measuring an area 11.875 Decimals out of 22 Decimals more or less together with Newly Constructed Multi-storied Building Standing thereon ,lying and situated at R.S. Dag No. 1528, L.R . Dag No. 1198 R.S.. Khatian No.2276, L.R. Khatian Nos. 1796,3816,& 8350, within Mouza-Domjur , J.L.No.33, under P.O. & P.S.-Domjur,District-Howrah ,Pin -711405, within Domjur Gram Panchayat.

The property is butted and bounded as follow:-

- ON THE NORTH:- By Property of Others (Dag No,1529,1520)
- ON THE SOUTH:- By Howrah Amta Road.
- ON THE EAST :- By Property of others (Dag No. 1528)
- ON THE WEST :- By 10 wide Panchayat Road.

For SEFALI BUILDERS AND DEVELOPERS PVT. LTD.

Saibach Mishra
DIRECTOR