

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 : 10.12.2012
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NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of Bastu land total measuring about **90 decimal** be the same a little more or less in R.S. Khatian No. 1652, R.S. Dag No.- 1542 (53 decimal), R.S. Khatian No. 1063, R.S. Dag No.- 1540 (21 decimal), R.S. Khatian No. 1063, R.S. Dag No.- 1539 (7 decimal) & R.S. Khatian No. 1452, R.S. Dag No.- 1541 (9 decimal) all comprised in Mouza- Barhans Fartabad, J.L. No. 47, within Ward No. 30 of Rajpur-Sonarapur Municipality under Sub-Registry Office and Police Station- Sonarpur within the District- 24 Parganas (South).

PRESENT LAND OWNERS:-

(1) **SRI PRASHANT KAJARIA @ AGARWALLA** son of- Sri Shiw Prakash Kajaria @ Agarwalla, (2) **SRI SHIW PRAKASH KAJARIA @ AGARWALLA** son of- Smt. Giniya Devi Kajaria @ Girija Debi Agarwalla, (3) **SMT. BINA KAJARIA @ AGARWALLA** wife of- Sri Shiw Prakash Kajaria @ Agarwalla, all by faith- Hindu, by nationality- Indian, residing at- 117/1, Netaji Subhas Chandra Bose Road, P.S.- Regent Park, Kolkata- 700040,

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(2)

(4) **SRI B.K. GUPTA** son of- S.K. Gupta, by faith- Hindu, by nationality- Indian, residing at- 78/1, Armherst Street, Kolkata- 700009.

DOCUMENTS RELIED UPON:-

1. Gift Deed Bering No. 6959 of 2011, registered before A.D.S.R. Sonarpur.
2. Gift Deed Bering No. 6961 of 2011, registered before A.D.S.R. Sonarpur.
3. Gift Deed Bering No. 6963 of 2011, registered before A.D.S.R. Sonarpur.
4. Sale Deed Bering No. 1725 of 1959, registered before D.R. Alipore.
5. R.S. Record- of rights (Parcha) of R.S. Khatian No. 1652, 1063 & 1452.
6. Mutation Certificates in the name of the present land owners herein issued by B.L. & L.R.O Sonarpur.
7. Conversion certificates from Doba, Sali & Danga to Bastu in respect of the land as stated herein above.

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(3)

I have caused necessary searches in the Registrar of Assurances Office, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur for the period of last 25 (twenty five) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

1. That, by virtue of a Sale Deed Registered on 08.12.1960 Sri Gopal Krishna Naskar (being the recorded owners as per Revisional Settlement Record-of- Rights (Parcha) in respect of the land measuring about 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652), Son of – Kunja Bihari Naskar sold the said entire land of 53 decimal as afore stated to Giniya Devi Kajaria @ Girija Debi Agarwalla, the said Sale Deed was registered in the Office of D.R.- Alipore and recorded in Book No. I, Vol. No. 74, Pages 262 to 268, Being No. 3572 for the year 1960.

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(4)

2. That, being the owner of the said entire land of 53 decimal in R.S. Dag No. 1542, R.S. Khatian No. 1652 Giniya Devi Kajaria @ Girija Debi Agarwalla gifted the entire 53 decimal of land in favour of her grand-son, her son and her daughter-in-law by virtue of 3 (Three) separate Deed of Gift, the details of which her stated hereunder :-

- a) By virtue of a Deed of Gift registered on 13.06.2011, Giniya Devi Kajaria @ Girija Debi Agarwalla gifted 10 Decimal out of total 53 decimal of land in favour of her Grand Son Prashant Kajaria @ Agarwalla, the said Deed of Gift was registered before A.D.S.R. Sonarpur and recorded in Book No. I, CD Vol. No. 16, Pages 5211 to 5224, Being No. 6959 for the year 2011.
- b) By virtue of a Deed of Gift registered on 13.06.2011, Giniya Devi Kajaria @ Girija Debi Agarwalla gifted 33 Decimal out of total 53 decimal of land in favour of her Son Shiw Prakash Kajaria @ Agarwalla, the said Deed of Gift was registered before A.D.S.R. Sonarpur and recorded in Book No. I, CD Vol. No. 16, Pages 5225 to 5238, Being No. 6961 for the year 2011.

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(5)

- c) By virtue of a Deed of Gift registered on 13.06.2011, Giniya Devi Kajaria @ Girija Debi Agarwalla gifted 10 Decimal out of total 53 decimal of land in favour of her Daughter-in-Law Bina Kajaria @ Agarwalla, the said Deed of Gift was registered before A.D.S.R. Sonarpur and recorded in Book No. I, CD Vol. No. 16, Pages 5259 to 5272, Being No. 6963 for the year 2011.
3. That, after getting the ownership of the afore stated 53 decimal of land (1) Sri Prashant Kajaria @ Agarwalla, (2) Sri Shiw Prakash Kajaria @ Agarwalla, (3) Smt. Bina Kajaria @ Agarwalla separately mutated their names in respect of their respective land before B.L. & L.R.O. Sonarpur and also obtain mutation certificate for the same.
4. That, (1) Sri Prashant Kajaria @ Agarwalla, (2) Sri Shiw Prakash Kajaria @ Agarwalla, (3) Smt. Bina Kajaria @ Agarwalla converted their land from Doba & Danga to Bastu.

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5. That, Regent Estates Ltd. being the recorded owner as per Revisional Settlement Record-of- Rights (Parcha) in respect of the land measuring about 21 decimal in R.S. Dag No. 1540, R.S. Khatian No. 1063, 7 decimal in R.S. Dag No. 1539, R.S. Khatian No. 1452 and 9 decimal in R.S. Dag No. 1541, R.S. Khatian No. 1452, sold the said entire land of 37 decimal with other lands to Sri B.K. Gupta (the present land owner no. 4 herein) by virtue of a Sale Deed registered on 25.05.1959 before D.R. Alipore and recorded in Book No. I, Vol. No. 36, Pages 280 to 285, Being No. 1725 for the year 1959.
6. That, after purchasing the said land as afore stated Sri B.K. Gupta (the present land owner no. 4 herein) mutated his name before B.L. & L.R.O. Sonarpur and also obtain mutation certificate for the same.
7. That, Sri B.K. Gupta (the present land owner no. 4 herein) also converted his land from Doba & Sali to Bastu.

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(7)

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:- 3 (three) Search Receipts.

A D V O C A T E