Soutam Sarkar
Advocate
BOLPUR COURT
Associate Govt. Pleader

Chamber:

Nayekpara, Near Nichupati High Sch

P.O.: Bolpur, PIN: 731204

Dist. Birbhum Mob.: 09434220982

Email: goutamsarkaradv@gmail.con

Date 23/64/18

NON ENCUMBRANE SEARCH CERTIFIATE WITH DETAILED REPORT ON TITLE

SCHEDULE: District Birbhum, Additional District Sub Registration Office-Suri, Police Stati Sainthia, Mouja-Muradihi, J.L. No. 97, entered in R.S. Khatian No. 195, Old L.R. Khatian No. 1668 R.S. & L.R. Plot No. 37, Area 39 decimals, Classification- 10 Decimals of land converted vi Conversion Case No. 105/SNT/2013 dated 16/08/2013 and for remaining 23 decimals of la Application for Conversion submitted Vide Case No. ACN/2017/0310/160 from Bagan to Bastu

Present owner and possessor of the said specific portion and Area of Land.

Sandip Agarwala, S/O Late Gopal Prasad Agarwala, Mayurakshi Sarani, Ward N 05, Sainthia, P.O. & P.S. Sainthia, District-Birbhum. PIN- 731234.

Documents relates to the said piece and parcel of land consulted with :-

- Certified Copy of Deed No. 1169 for the year 2005 (recorded in Book- I, Volume No. I, Volum No. 18, Pages from 382 to 387) of Additional District Sub Registrar Suri, Birbhum
- 2. Photo Copy of Deed No. 5944 for the year 1974 (recorded in Book- I, Volume No. 82, Pag from 80 to 89) of Sadar Joint Sub Registrar Suri, Birbhum
- 3. Certified Copy of L.R. R-O-R being Khatian No. 1668 of Mouza- Muradihi, in the name Sandip Agarwala.
- 4. Collection of Revenue Receipts dated 20/02/2017 of Mouja Muradihi, Plot No. 37, Khatian N 1668 in the name Sandip Agarwala
- 5. Conversion Application Certificate being Application No. ACN/2017/0310/160.
- 6. Sainthia Municipal tax Payment Receipt in the name of Sandip Agarwala & Bhawna Agarwa dated 07/06/2017
- Search and Inspection receipt Additional District Sub Registration Office from Suri for 30 year being Receipt No. REGN X 448712 dated 09/04/2018

M/s. Sainthia GPJ Construction
Sandip Agarwaz

Partner.

M/s. Sainthia GPJ Construction
Bhawna Agarwala
Partner.

Bolpur Court, Birbhum

ion **J**a Goutam Sarkar
Advocate
BOLPUR COURT
Associate Govt. Pleader

Chamber:

Nayekpara, Near Nichupati High School

P.O.: Bolpur, PIN: 731204

Dist. Birbhum Mob.: 09434220982

Email: goutamsarkaradv@gmail.com

Date 23 04 18

(2)

8. Search and Inspection receipt District Sub Registration Office, Birbhum for 30 years being Receipt No. REGN X 448711 dated 09/04/2018

This is to certify that I have examined the title deeds and documents mentioned above relating to the immovable property mentioned in Schedule above.

After perusal and careful scrutiny of deeds, Settlement Records, the collection of Revenue receipt by department of Revenue, Government of West Bengal I found that the land of R.S. & L.R. plot No. 37, of Mouja Muradihi, previously belongs to Kiranbai Kothari and others and they being absolute joint owners and possessors sold 02.11 Acre specifically demarcated eastern portion of land out of total 04.22 Acre of land of plot no. 37 of Mouja Muradihi under P.S. Sainthia to Sri Gopal Prasad Agarwala S/O Kasri Chand Agarwala of Sainthia on 09/08/1974 registered at Joint Sub Registrar of Birbhum at Suri being Deed no. 5944 for the year 1974 recorded in Book No. I, Volume No. 82, pages from 80 to 89. By way of abovestated deed of sale said Gopal Prasad Agarwala became absolute owner of 02.11 Acre of land recorded this property in L.R. Settlement records being L.R. Khatian No. 166 of Mouja Muradihi. Thereafter he transferred 33 decimals of specifically demarcated land of Plot No. 37 to Sri Sandip Agarwala S/O Gopal Prasad Agarwala on 11/03/2005 by a registered deed of Gift being deed no. 1169 for the year 2005 of ADSR Suri recorded in Book No. I, Volume No. 18 pages from 382 to 387.

Thereafter he becale absolute owner of specifically demarcated 33 decimals of land mutated this property in L.R. Khatian No. 1668. He converted 10 decimals land out of his 33 decimals land from Bagan to 'Bastu' vide Conversion Case No. 105/SNT/2013 dated 16/08/2013 from B.L. & L.R.O. Sainthia. He applied for conversion of remaining 23 decimals of land.

That I have perused the affidavit sworn by Sandip Agarwala before the Notary Public at Bolpur. It is certified that the property described in schedule above is not the subject matter of any pending suit or attachment order of any court or courts and the same is not even affected by any order of acquisition or requisition passed by any Government or Authority. I am satisfied that Sandip Agarwala is at present, the absolute owner of the property described in schedule above and she has good, clear, valid and marketable title to the said property.

M/s. Sainthia GPJ Construction Sandy Aganwar -

M/s. Sainthia GPJ Construction

Bhown a Agormala

-Boutam Sarkar **BOLPUR COURT** Associate Govt. Pleader

Chamber:

Nayekpara, Near Nichupati High School

P.O.: Bolpur, PIN: 731204

Dist. Birbhum Mob.: 09434220982

Email: goutamsarkaradv@gmail.com

Date. 23 041/8

(3)

I inspected the Title Suit register and money suit register of the Civil Judge Junior Division Court at Suri for 12 years and find no title suit or money suit either in the name of Sandip Agarwala or in respect of the concerned property.

I also made query in the office of the L.A. Collector at Suri and on query it is learnt that concerned land is not acquired by the Government of West Bengal for any public purpose.

I have made necessary searches in the ADSR office at Suri and DSR office Birbhum for 30 years from 1988 to 2018 and find before or after purchase of Sri Sandip Agarwala, there is no transfer or encumber deed in respect of the concerned property.

So in my Opinion the present owner have good, clear and marketable title and possession on the aforesaid property and the property is free from all encumbrances.

> GOUTAM SARKAR Advocate (A.G.P.)

Goutam Sarkar A.G.P. Bolpur Court, Birbhum

M/s. Sainthia GPJ Construction

M/s. Sainthia GPJ Construction Bhowna Agarwala

Partner.

Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

448711 No. REGN X

Receipt for Fees Deposited for Search or Inspection

Serial Number of application		27.
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Reply of (35,116m) 23/04/18

[New Rule Form No. 19 (Appendix-I)]

No. REGN X

448712

Receipt for Fees Deposited for Search or Inspection

1988-2018 Name of office to which the record to be searched or inspected relates. A DSK ... Shiri... 7504 Serfal Number of application. Search for the year(s)..... Date of application.....

Name of person or property to be searched. MolUPO! LLUTIGATILL ILL-63

Nature of document. XX = 1668, Dag - 37. Anon-33 dec

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)

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Fees paid under Article

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Rs. 30.00 [Rupes (Printy only]

Registrar of 121 nom

03/04/18

Vs. Sainthia GPJ Construction Agancas Saulis

M/s. Sainthia GPJ Construction Brauna Againeda

Partner.

Partner,



BEFORE THE NOTARY PUBLIC AT BOLPUR, BIRBHUM

I, Sandip Agarwala, S/O Late Gopal Prasad Agarwala aged about 37 years, by religion Hindu, Occupation Business, resident of Mayurakshi Sarani, Sainthia, Ward No. 05. P.O. & P.S. Sainthia, Dist- Birbhum, do here by solemnly affirm and declare as follows-

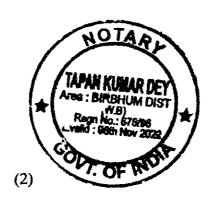
- 1) That I am the absolute owner & possessor of the BELOW SCHEDULE PROPERTY, which is free from all encumbrance(s) / charge (s), liabilities liens, lispendens and attachment of any kind whatsoever and the said property is absolutely clear, free & marketable.
- 2) That the BELOW SCHEDULE PROPERTY is also not under requisition or acquisition by any government or any other authority and is not affected by any scheme or alignment and is not subjected to any attachment, charges or any process of court nor it is any subject matter or any litigation pending before the court.

3) That the BELOW SCHEDULE PROPERTY is not hit by any restriction of urban land (ceiling & Regulation) Act, 1976 and the same is not under any Claim of C.M.D.A. /S.S.D.A. and C.I.T. and it is fit for Charge.

M/s. Sainthia GPJ Construction Sandy Agarwas Partner.

M/s. Sainthia GPJ Construction Bhawna Agarmal Regn No - 675

Partner. Govt. of India



5) That I shall keep the BELOW SCHEDULE PROPERTY free from all sort(s) of encumbrance(s) till the loan sanctioned/to be sanctioned in my favour is totally repaid.

SCHEDULE

District Birbhum, Additional District Sub Registration Office- Suri, Police Station Sainthia, Mouja- Muradihi, J.L. No. 97, entered in R.S. Khatian No. 195, L.R. Khatian No. 1668, R.S. & L.R. Plot No. 37, Area 33. decimals, Classification- 10 Decimals of land converted vide Conversion Case No. 105/SNT/2013 dated 16/08/2013 and for remaining 23 decimals of land Application for Conversion submitted Vide Case No. ACN/2017/0310/160 from Bagan to Bastu). Sandy Agamas.

SANDIP AGARWALA)

) Identified by me

Advocate, Bolpur Cour

demnly Affirmed

Declared before me an Identification of

NOTARY Regn No . 675/900

Govt. of India Golpur, Birbhum

apan Kumar Dey

M/s, Sainthia GPJ Construction

Sandys

Partner.

Hyamas.

M/s. Sainthia GPJ Construction Bhawna Agarmala.

Partner,

Goutam Sarkar
Advocate
BOLPUR COURT
Associate Govt. Pleader

Chamber:

Nayekpara, Near Nichupati High School

P.O.: Bolpur, PIN: 731204

Dist. Birbhum Mob.: 09434220982

Email: goutamsarkaradv@gmail.com

Date 23 04 (8

NON ENCUMBRANE SEARH CERTIFIATE WITH DETAILED REPORT ON TITLE

SCHEDULE: District Birbhum, Additional District Sub Registration Office- Suri, Police Station Sainthia, Mouja- Muradihi, J.L. No. 97, entered in R.S. Khatian No. 195, Old L.R. Khatian No. 1668, New L.R. Khatian No. 2789, R.S. & L.R. Plot No. 37, Area 10 decimals, Classification- Bastu (Vide Conversion Case No. 47/SNT/2017 dated 16/03/2017).

Present owner and possessor of the said specific portion and Area of Land.

Bhawna Agarwala, W/O Sandip Agarwala, Sainthia, P.O. & P.S. Sainthia, District-Birbhum. PIN-731234.

Documents relates to the said piece and parcel of land consulted with :-

- 1. Certified Copy of Deed No. 417 for the year 2017 (recorded in Book- I, Volume No. 0301-2017, Pages from 5786 to 5797) of District Sub Registrar Birbhum
- 2. Photo Copy of Deed No. 1169 for the year 2005 (recorded in Book- I, Volume No. 18, Pages from 382 to 387) of Additional District Sub Registrar Suri, Birbhum
- 3. Photo Copy of Deed No. 1216 for the year 2005 of Additional District Sub Registrar Suri, Birbhum
- 4. Photo Copy of Deed No. 5944 for the year 1974 (recorded in Book- I, Volume No. 82, Pages from 80 to 89) of Sadar Joint Sub Registrar Suri, Birbhum
- 5. Certified Copy of L.R. R-O-R being Khatian No. 2789 of Mouza- Muradihi, in the name of Bhawna Agarwala.
- 6. Collection of Revenue Receipts dated 20/02/2017 of Mouja Muradihi, Plot No. 37, Khatian No 2789, area- 10 Decimals in the name Bhawna Agarwala
- 7. Photo Copy of Conversion Certificate being Conversion Case No. 47/SNT/2017 datec 16/03/2017 of B.L. & L.R.O. Sainthia.
- 8. Sainthia Municipal tax Payment Receipt in the name of Sandip Agarwala & Bhawna Agarwala dated 07/06/2017
- 9. Search and Inspection receipt Additional District Sub Registration Office from Suri for 30 years being Receipt No. REGN X 448710 dated 09/04/2018

M/s. Sainthia GPJ Construction Sandy Agarwas M/s. Sainthia GPJ Construction

Bhawna Agarmala

Partner

Soutam Sarkar
Advocate
BOLPUR COURT
Associate Govt. Pleader

Chamber:

Nayekpara, Near Nichupati High School

P.O.: Bolpur, PIN: 731204

Dist. Birbhum Mob.: 09434220982

Email: goutamsarkaradv@gmail.com

Date 23 04 118

(2)

10. Search and Inspection receipt District Sub Registration Office, Birbhum for 30 years being Receipt No. REGN X 448709 dated 09/04/2018

This is to certify that I have examined the title deeds and documents mentioned above relating to the immovable property mentioned in Schedule above.

After perusal and careful scrutiny of deed, Settlement Records, the collection of Revenue receipt by department of Revenue, Government of West Bengal I found that the land of R.S. & L.R. plot No. 37, of Mouja Muradihi, area 10 decimals of land previously belongs to Kiranbai Kothari and others and they being absolute joint owners and possessors sold 02.11 Acre specifically demarcated eastern portion of land out of total 04.22 Acre of land of plot no. 37 of Mouja Muradihi under P.S. Sainthia to Sri Gopal Prasad Agarwala S/O Kasri Chand Agarwala of Sainthia on 09/08/1974 registered at Joint Sub Registrar of Birbhum at Suri being Deed no. 5944 for the year 1974 recorded in Book No. I, Volume No. 82, pages from 80 to 89. By way of abovestated deed of sale said Gopal Prasad Agarwal became absolute owner of 02.11 Acre of land recorded this property in L.R. Settlement records being L.R. Khatian No. 166 of Mouja Muradihi. Thereafter he transferred 33 decimals of specifically demarcated land of Plot No. 37 to Sri Sandip Agarwala S/O Gopal Prasad Agarwala on 11/03/2005 by a registered deed of Gift being deed no. 1169 for the year 2005 of ADSR Suri recorded in Book No. I, Volume No. 18 pages from 382 to 387. Said Gopal Prasad Agarwala also gifted 33 decimals of land of this plot to Sandip Agarwala on 14/03/2005 by a registered deed of Gift being Deed No. 1216 for the year 2005 of ADSR Suri of Birbhum. That by way of abovestated two deed of Gift Said Sandip Agarwala became absolute owner of 66 decimals of land of Plot no. 37 specifically demarcated in C1 & C2 sub plot and he mutated this property in L.R. Khatian No. 1668. The thereafter transferred 10 decimals of specifically demarcated land to Smt Bhawna Agarwala W/O Sandip Agarwala on 20/01/2018 by a registered deed of Gift being Deed No. 417 for the year 2017 of District Sub Registrar Birbhum at Suri, recorded in Book No. I, Volume No. 0301-2017, pages from 5786 to 5797. Thereafter she becale absolute owner of specifically demarcated 10 decimals of land mutated this property in L.R. Khatian No. 2789. She converted this 10 decimals land from Bagan to 'Bastu' vide Conversion Case No. 47/SNT/2017 dated 16/03/2017 fron B.L. & L.R.O. Sainthia.

M/s. Sainthia GPJ Construction
Sandy Aganwas.

Partner.

M/s. Sainthia GPJ Construction

Bhave no hyporusala.

Partner.

Gontam Sarkar 23/04/ A.G.P. ...

Bolpur Court, Birbhum



Chamber:

Nayekpara, Near Nichupati High School

P.O.: Bolpur, PIN: 731204

Dist. Birbhum Mob.: 09434220982

Email: goutamsarkaradv@gmail.com

Date 23 04 18

(3)

That I have perused the affidavit sworn by Bhawna Agarwala before the Notary Public at Bolpur. It is certified that the property described in schedule above is not the subject matter of any pending suit or attachment order of any court or courts and the same is not even affected by any order of acquisition or requisition passed by any Government or Authority. I am satisfied that Smt Bhawna Agarwala is at present, the absolute owner of the property described in schedule above and she has good, clear, valid and marketable title to the said property.

I inspected the Title Suit register and money suit register of the Civil Judge Junior Division Court at Suri for 12 years and find no title suit or money suit either in the name of Bhawna Agarwala or in respect of the concerned property.

I also made query in the office of the L.A. Collector at Suri and on query it is learnt that concerned land is not acquired by the Government of West Bengal for any public purpose.

I have made necessary searches in the ADSR office at Suri and DSR office Birbhum for 30 years from 1988 to 2018 and find before or after purchase of Smt Bhawna Agarwala, there is no transfer or encumber deed in respect of the concerned property.

So in my Opinion the present owner have good, clear and marketable title and possession on the aforesaid property and the property is free from all encumbrances.

GOUTAM SARKAR 23 09/18 Advocate (A.G.P.)

M/s. Sainthia GPJ Construction
Sandip Agantus Partner.

M/s. Sainthia GPJ Construction

Bhowna Agormala

Partner.

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[New Rule Form No. 19 (Appendix-I)]

No. REGN X 448710

Receipt for Fees Deposited for Search or Inspection

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7.	Particulars of record to b registered document)	ve inspected (year, number, book, v	olume and page in the case of
8.	From whom received	Subsola Giana	<u></u>
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S.B.P., Calcutta-700 015.

M/s. Sainthia GPJ Construction
Sandy Aganus
Partner.

M/s. Sainthia GPJ Construction

Black of Agarmala

Partner.

West Bengal Form No. 1556

[New Rule Form No. 19 (Appendix-I)]

448710 No. REGN

Receipt for Fees Deposited for Search or Inspection

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Registration Regis	4118

M/s. Sainthia GPJ Construction Partner.

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No. REGN X

Receipt for Fees Deposited for Search or Inspection 448739

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2.	Date of application		5709 09104118
3.	Search for the year(s)		1988-2018.
4,	Name of office to which th	e record to be searched or inspecti	ed relates Sadan
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B.P.,	Calcutta-100 01		Jahr Illo

Mis. Sainthia CPJ Construction
Sandip Agarwas

Partner.

Bhavona Agornuala
Partner.

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SGNO 1120 A Dt21-4-18



BEFORE THE NOTARY PUBLIC AT BOLPUR, BIRBHUM

AFFIDAVIT

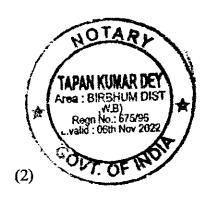
I Smt Bhawna Agarwala, W/O Sri Sandip Agarwala aged about 30 years, by religion Hindu, Occupation Business, resident of Mayurakshi Sarani, Sainthia, Ward No. 05, P.O. & P.S. Sainthia, Dist- Birbhum, do here by solemnly affirm and declare as follows-

- 1) That I am the absolute owner & possessor of the BELOW SCHEDULE PROPERTY, which is free from all encumbrance(s) / charge (s), liabilities liens, lispendens and attachment of any kind whatsoever and the said property is absolutely clear, free & marketable.
- 2) That the BELOW SCHEDULE PROPERTY is also not under requisition or acquisition by any government or any other authority and is not affected by any scheme or alignment and is not subjected to any attachment, charges or any process of court nor it is any subject matter or any litigation pending before the court.
- 3) That the BELOW SCHEDULE PROPERTY is not hit by any restriction of urban land (ceiling & Regulation) Act, 1976 and the same is not under any Claim of C.M.D.A. /S.S.D.A. and C.I.T. and it is fit for Charge.

M/s. Sainthia GPJ Construction
Sandup Aganize
Partner.

M/s. Sainthia GPJ Construction M CMP Construction M

Cana at India



5) That I shall keep the BELOW SCHEDULE PROPERTY free from all sort(s) of encumbrance(s) till the loan sanctioned/to be sanctioned in my favour is totally repaid.

SCHEDULE

District- Birbhum, Police Station- Sainthia, Mouja- Muradihi, J.L. No. 97, L.R. Khatian No. 2789, R.S. & L.R. Plot No. 37 area- 10 Decimals., Classification Bastu.

Identified by me

Advocate, Bolpur Court

Bhawa Agarwala SIGNATURE(S)

BHAWNA AGARWALA

Govt-of India

Solemniy Affirmed

Declared before me on Identification of Advecate

Rulpur. Birbhum

M/s. Sainthia GPJ Construction Sandip Agarwas

partner.

M/s. Sainthia GPJ Construction Bhavona Agarmala

Partner.