

**Goutam 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.com

Date..... 23/04/18

**NON ENCUMBRANE SEARCH CERTIFICATE**  
**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 R.S. & L.R. Plot No. 37, Area 39 decimals, Classification- 10 Decimals of land converted via 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

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 :-

1. Certified Copy of Deed No. 1169 for the year 2005 (recorded in Book- I, Volume No. I, Volun 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, Page 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 Agarwala dated 07/06/2017.
7. Search and Inspection receipt Additional District Sub Registration Office from Suri for 30 years being Receipt No. REGN X 448712 dated 09/04/2018

M/s. Sainthia GPJ Construction  
Sandip Agarwala  
Partner.

M/s. Sainthia GPJ Construction  
Bhawna Agarwala  
Partner.

**Goutam Sarkar**  
Goutam Sarkar  
A.G.P. 23/04/18  
Bolpur Court, Birbhum

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 became 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  
Sandip Agarwala -  
Partner.

M/s. Sainthia GPJ Construction  
Ghansha Agarwala  
Partner.

**Goutam Sarkar**  
Goutam Sarkar, 23/04/18  
A.G.P.  
Bolpur Court, Birbhum

*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

(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*  
GOUTAM SARKAR 23/04/18  
Advocate (A.G.P.)

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

M/s. Sainthia GPJ Construction  
*Sandip Agarwal*  
Partner.

M/s. Sainthia GPJ Construction  
*Bhavana Agarwala*  
Partner.

No. REGN X 448711

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 7526  
5711

2. Date of application..... 09/04/18.

3. Search for the year(s)..... 1988-2018.

4. Name of office to which the record to be searched or inspected relates..... Suri Sadak.

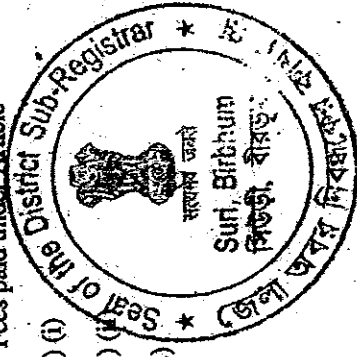
5. Name of person or property to be searched..... MAYRA - Muradahi, DL-37.

6. Nature of document..... Kh-168, Dag-37, Area-33 dec.

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

8. From whom received..... Subrata Ghose

9. Fees paid under Article— Rs. 30.00 Rupees (Trusty only)



D.S. Registrar of Birbhum  
09/04/18.

No. REGN X 448712

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 7507  
5712

2. Date of application..... 09/04/18.

3. Search for the year(s)..... 1988-2018.

4. Name of office to which the record to be searched or inspected relates..... ADSA Suri

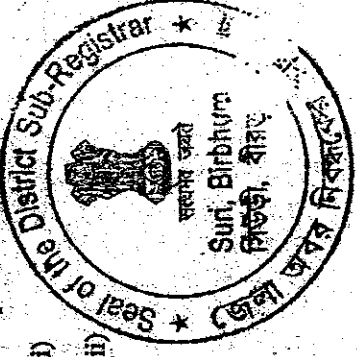
5. Name of person or property to be searched..... MAYRA - Muradahi, DL-63.

6. Nature of document..... Kh-168, Dag-37, Area-33 dec.

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

8. From whom received..... Subrata Ghose

9. Fees paid under Article— Rs. 30.00 Rupees (Trusty only)

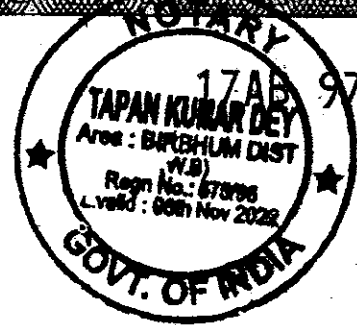
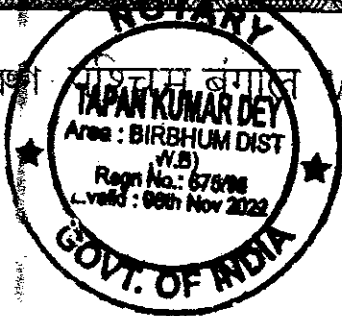


D.S. Registrar of Birbhum  
09/04/18.

Sl. No. 1123 dt 21.4.18



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

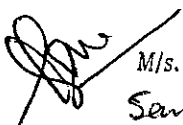


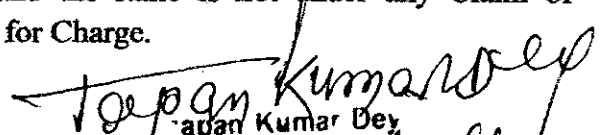
### AFFIDAVIT

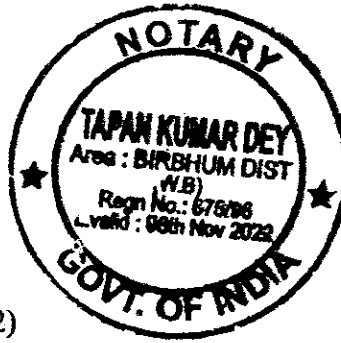
#### **BEFORE THE NOTARY PUBLIC AT BOLPUR, BIRBHUM**

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  
Sandip Agarwala  
Partner.

  
Tapan Kumar Dey  
NOTARY PUBLIC  
Regn No - 67506  
Govt. of India  
Birbhum



(2)

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 33.7 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).

Identified by me  
*Sulvata Jena*  
Advocate, Bolpur Court

*Sandip Agarwal*

(*SANDIP AGARWAL*)  
SIGNATURE(S)

*Tapan Kumar Dey*  
Tapan Kumar Dey  
NOTARY  
Regn No. 676/06  
Govt. of India  
Bolpur, Birbhum

Solemnly Affirmed  
&  
Declared before me  
on Identification of  
Advocate

*20/04/18*

M/s. Sainthia GPJ Construction  
*Sandip Agarwal*  
Partner.

M/s. Sainthia GPJ Construction  
*Bhavana Agarwala*  
Partner.

Date..... 23/04/18

**NON ENCUMBRANE SEARCH CERTIFICATE**  
**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 dated 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  
Sandip Agarwala  
Partner.

M/s. Sainthia GPJ Construction  
Bhawna Agarwala  
Partner.

**Goutam Sarkar**  
Goutam Sarkar. 23/04/18  
A.G.P.  
Bolpur Court, Birbhum

Date... 23/04/18

(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 became 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 from B.L. & L.R.O. Sainthia.

M/s. Sainthia GPJ Construction  
*Sandip Agarwala*  
Partner.

M/s. Sainthia GPJ Construction  
*Bhawna Agarwala*  
Partner.

*Goutam Sarkar*  
Goutam Sarkar - 23/04/18  
A.G.P.  
Bolpur Court, Birbhum



Date..... 23/09/18

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

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

M/s. Sainthia GPJ Construction  
*Sandip Agarwal*  
Partner.

M/s. Sainthia GPJ Construction  
*Bhawna Agarwala*  
Partner.

No. REGN X 448710

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 7595  
5710
- 2. Date of application..... 09/04/18.
- 3. Search for the year(s)..... 1988-2018.
- 4. Name of office to which the record to be searched or inspected relates. APSR Suri
- 5. Name of person or property to be searched. Mouza- Muradahi J2-97.
- 6. Nature of document. Rb-1668, Dag-37, Area-10 dec.
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 41
- 8. From whom received..... Subrata Ghosal
- 9. Fees paid under Article..... Rs. 30.00 [Rupees Thirty only]



D.S. Registrar of Birbhum  
09/04/18.

S.B.P., Calcutta-700 015.

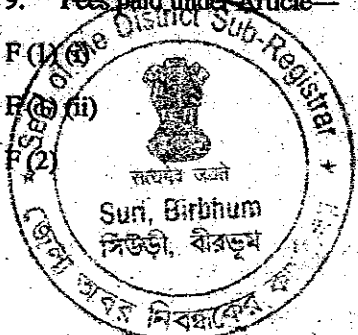
M/s. Sainthia GPJ Construction  
Sandip Aggarwal  
Partner.

M/s. Sainthia GPJ Construction  
Bhawana Aggarwala  
Partner.

No. REGN X 448710

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application.....  $\frac{7595}{5710}$
- 2. Date of application..... 09/04/18.
- 3. Search for the year(s)..... 1988-2018.
- 4. Name of office to which the record to be searched or inspected relates. APSR Suri.....
- 5. Name of person or property to be searched. Mouza- Muradahi J2-97.....
- 6. Nature of document. R1-1668, Dag-37, Area-10 dec.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 41
- 8. From whom received. Subrata Ghosal.....
- 9. Fees paid under Article..... Rs. 30.00 [Rupees Thirty only]



D.S. Registrar of Birbhum  
09/04/18.

S.B.P., Calcutta-700 015.

M/s. Sainthia GPJ Construction  
Sandip Agarwal  
Partner.

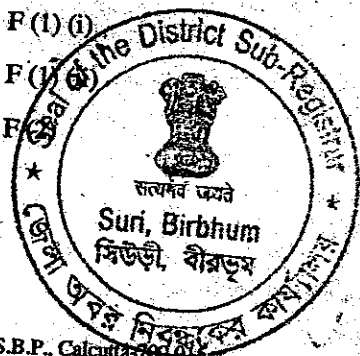
M/s. Sainthia GPJ Construction  
Ghasna Agarwala  
Partner.

No. REGN X

Receipt for Fees Deposited for Search or Inspection

448709

- 1. Serial Number of application..... 7593
- 2. Date of application..... 5700 09/04/18
- 3. Search for the year(s)..... 1988-2018
- 4. Name of office to which the record to be searched or inspected relates..... Sadar
- 5. Name of person or property to be searched..... Mouza - Muradahi H-97, Kh-
- 6. Nature of document..... 2787 Dag-37 Area-10 decimals
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 41
- 8. From whom received..... Subrata Gharai
- 9. Fees paid under Article..... Rs. 30.00 [Rupees Thirty only]



S.B.P., Calcutta-700 015

D.S. Registrar of Birbhum  
09/04/18

M/s. Sainthia GPJ Construction  
Sandip Agarwal  
 Partner.

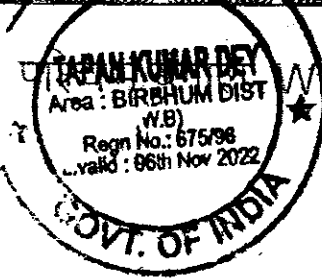
M/s. Sainthia GPJ Construction  
Bhavana Agarwala  
 Partner.

SG No 1128 dt 21-4-18

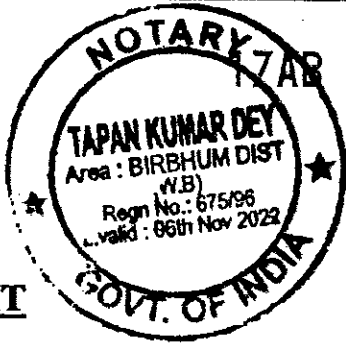


**INDIA NON JUDICIAL**

पश्चिम बङ्गा



WEST BENGAL



7AB 972134

**AFFIDAVIT**

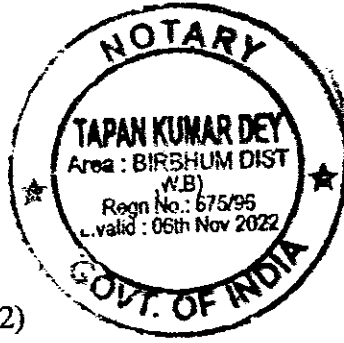
**BEFORE THE NOTARY PUBLIC AT BOLPUR, BIRBHUM**

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.

*[Signature]*  
M/s. Sainthia GPJ Construction  
Sandip Agarwala  
Partner.

*[Signature]*  
M/s. Sainthia GPJ Construction  
Bhawna Agarwala  
Partner.  
NOTARY  
Tapan Kumar Dey  
Regn No - 675/98  
Govt of India



(2)

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

*Sainthia Agarwal*  
Advocate, Bolpur Court

*Bhawna Agarwala*

SIGNATURE(S)

*BHAWNA AGARWALA*

*Tapan Kumar Dey*  
Tapan Kumar Dey  
NOTARY  
Regn No. 675/95  
Govt. of India  
Bolpur, Birbhum

Solemnly Affirmed  
&  
Declared before me  
an Identification of  
Advocate

M/s. Sainthia GPJ Construction  
*Sandip Agarwal*  
Partner.

M/s. Sainthia GPJ Construction  
*Bhawna Agarwala*  
Partner.