

Pijush Kanti Das

M.A., LL.B.
ADVOCATE

ASANSOL COURT

Cell : 9434849514
Residence : (0341) 225 3206
Court Road
P.O. Asansol
Dist. Burdwan
Pin - 713304 (W.B.)

Date.....30.03.2019.....

NON-ENCUMBRANCE CERTIFICATE & DETAILS REPORT ON TITLE

This is to Certify that I have examine all deeds, parcha, and other relevent documents related with the right, title & ownership of M/s Manglam Realtors (a partnership firm) having its office at Tirupati Apartment , 102/ 2, P.N.Malia Road, Raniganj, P.O. & P.S. Raniganj, Sub-Division Asansol, District Paschim Bardhaman, Pin No. 713347, inconnection with the land mentioned in schedule hereunder:-

BRIEF HISTORY OF THE TITLE & OWNERSHIP OF THE PRESENT OWNER M/S MANGLAM REALATORS

- 1) That the landed property mentioned in schedule below was originally belongs to 1) Omprakash Todi Son of Late Jagannath Todi, 2) Jitendra Kumar Jain Son of Sri Bimal Kumar Jain 3) Sri Mahesh Khendwal Son of Late Vidyadhar Khendwal by virtue of a registered "Deed of Sale" being no. 2293 for the year 2005 of the Addl. District Sub-Registry Office Raniganj.
- 2) That the aforesaid Omprakash Todi, Jitendra Kumar Jain and Mahesh Khendwal sold and transfered the aforesaid schedule land by virtue of a registered "deed of sale" being no.3717 for the year 2009 of the Addl. District Sub-Registry Office Raniganj to 1) Sukhchain Singh Oberoi Son of Late Swarup Singh Oberoi 2) Harsharan Kaur Wife of Sri Sukhchain Singh Oberoi 3) Sarbjeet Singh Oberoi Son of Sri Sukhchain Singh Oberoi.AND by virtue of a registered "deed of sale" being no. 3718 for the year 2009 of the Addl. District Sub-Registry Office Raniganj to 1) Sukhchain Singh Oberoi Son of Swarup Singh Oberoi and 2) Harsharan Kaur Wife of Suchchain Singh Oberoi.
- 3) That after demise of the said Sukhchain Singh Oberoi his wife Harshharan Kaur, Son Sarabjeet Singh Oberoi and daughter Sonam Oberoi and Jasleen Oberoi acquired the ownership of the left behind property of Sukhchain Singh Oberoi as his only legal heirs as per the Hindu Succession Act.
- 4) That the aforesaid Harsahran Kaur, Sarbajeet Singh Oberoi, Sonam Obeerai, Jasleen Oberoi Jointlty sold & Transferred the schedule land to the present owner "MANGLAM REALTORS" by virtue of different sale deed being no. 5986, 5994, and 6229 for the year 2015 and being sale deed no. 3486 and 3846 for the year 2016 all deeds registered at Addl. District Sub-Registry Office Raniganj.

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That after purchase the schedule mentioned the name of the present owner M/s Manglam Realator has been mutated before the B.L.& L.R.O. Office Raniganj and the name of "MANGLAM REALTORS" has duly been recorded in the finally published L.R. Record of Rights, in L.R. Khatian No. 3272 of Mouza Amrasota against the aforesaid purchased land mentioned in schedule below.

That the aforesaid schedule mentioned land has been converted as "Bastu" vide conversion case No. 6 of 2011 and 7 of 2011 by S.D.L.L.R.O. for L.R. Plot No. 3059 & 3060 of Mouza Amrasota and conversion case No. CN/369 of 2017 for L.R. Plot No. 2874 & 2875 by B.L.& L.R.O. Raniganj.

It is further Certify that I have search the schedule mentioned land from the concerned Additional District Sub-Registry Office vide Search No.0204001740 to 02204001743 Dt. 07.03.019 and found nothing adversed regarding the title & ownership of the present owner M/s Manglam Realators.

From a carefull examination of all deeds and documents I am of the opinion that the said property is free from all encumbrance and the aforesaid present owner M/s Manglam Realators has acquired absolute & marketable title to the said property mentioned in schedule below.

SCHEDULE

Within the State of West Bengal, District Paschim Bardhaman, Sub-Division Asansol, Police Station Raniganj, under Asansol Municipal Corporation Ward No.34 Addl.District Sub-Registry Office Raniganj Mouza Amrasota, J.L. No. 18(Eighteen) L.R. Khatian No. 3272(Three thousand two hundred seventy-two) bearing :-

- 1) R.S. Plot No. 1269, L.R. Plot No.2874, measuring an area of 0.02 Acres
 - 2) R.S. Plot No. 1269, L.R. Plot No. 2875, measuring an area of 0.07 Acres
 - 3) R.S. Plot No. 1287, L.R. Plot No. 3059, measuring an area of 0.01 Acres
 - 4) R.S. Plot No. 1268, L.R. Plot No. 3060, measuring an area of 0.34 Acres
- IN TOTAL 0.44(ZERO POINT FOUR FOUR) ACRES of land

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