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"NON ENCUMBRANCES REPORT"

Date:-12.12.2020

Ref: - ALL THAT piece and parcel of Bastu land, measuring an area of 7 Cottahs 04 Chittak 15 sq.ft. more or less, being lying and situate in Mouza Nayabad, comprised in R.S. Dag No. 179 and 180 and under R.S. Khatian No.82 and 83 , Touzi No. 56, R.S. No. 3, J.L. No. 25, Police Station Purba Jadavpur now Panchasayar, within the local limits of Kolkata Municipal Corporation, under Ward No. 109, being KMC Premises No. 3208/1, Nayabad, Kolkata 700 099, under Assessee No. 311090867950, in the District of South 24 Parganas,

Recorded Owners: (1) SMT INDU MASKARA, wife of Sri Rajendra Prasad Maskara , by faith – Hindu, by Occupation – Housewife , by Nationality – Indian, residing at 19/A, Mandeville Gardens , P.O- Ballygunge, P.S- Gariahat , Kolkata - 700019 ,(2) TODI INFRASTRUCTURE PVT LTD. , a Private Limited Company, incorporated under Indian Companies Act. 1956, having it's Office at 78, Bentinck Street, P.O- G.P.O Kolkata , P.S. Bowbazar, Kolkata 700 001, represented by one it's Director SRI ADITYA TODI , son of Late Satya Pal Todi, by faith Hindu, by occupation Business, by Nationality Indian, residing at 49/51, Prince Golam Md. Shah Road , P.O- Tollygunge , P.S- Jadavpur, Kolkata – 700033,

Am.

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I have caused necessary searches in respect of the above referred property being conducted by my Clerk Sri Trishyam Naskar in the Office of D.R. Alipore and A.D.S.R Sealdah Record Section for the year 2009 to 2020 till date by online.

WHEREAS some Sali land measuring about 138 Decimal Land in Mouza Nayabad, Touzi No. 56, J.L No. 25, R.S No. 3, R.S Dag Nos. 180,178,177 & 171 under Khatian No. 82, P.S Jadavpur Dist. 24 PGS(S) was belonged to one Natabar Dhara and his name was recorded in the ROR, Govt. of West Bengal as Owner of the said property.

AND WHEREAS Said Natabar Dhara died intestate leaving behind him surviving his only daughter Smt. Giribala Bewa as his heir and legal representative and the property left by the deceased devolved upon her absolutely and solely and absolutely seized and possessed, by paying rents and taxes thereto.

AND WHEREAS Giribala Bewa sold 74 decimal land to One Smt. Radharani Dhara out of her total land and remaining 64 decimal land in R.S Dag No. 180 under R.S Khatian No. 82 , Mouza Nayabad absolutely seized and possessed by paying taxes thereto.

AND WHEREAS Said Giribala Bewa sold her said 64 decimal land in Mouza Nayabad, Dag No. 180, under Khatian No. 82 sold to one Sri Rajendra Nath Dhara by way of Sale Deed dated 4th December 1967 registered in the office of S.R at Alipore Dist. 24 Pgs and recorded in Book No. I, Vol. No. 154, Pages 66 to 68 Being No. 8524 for the year 1967 by which Rajendra Nath Dhara absolute Owner of the said landed property.

AND WHEREAS Said Rajendra Nath Dhara died intestate leaving behind him surviving five sons namely, Kanai Lai Dhara, Nirapada Dhara, Shyamapada Dhara, Nirmal Chandra Dhara, Gostha Dhara and two daughters namely, Smt Sukhi Porel (Dhara) and Smt Chanu Bala Sikari (Dhara) as his heirs and legal representatives and the property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

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AND WHEREAS Said Shayamapada Dhara also died intestate leaving behind three sons namely, Babulal Dhara, Bholanath Dhara and Mangala Dhara as his heirs and legal representatives and the undivided share of the said property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS the Said Kanai Lal Dhara, Nirapada Dhara, Babu Lal Dhara, Bholanath Dhara, Mangala Dhara, Nirmal Chandra Dhara, Gostha Dhara, Smt Sukhi Porel (Dhara) and Smt. Chanu Bala Sikari (Dhara), all the heirs of deceased Rajendra Nath Dhara became the absolute Owners of the said landed property measuring about 70 Cottah 15 Chittak 40 Sq.ft in R.S Dag No. 159 under R.S Khatian No. 77, R.S Dag Nos. 166, 167 & 168 under R.S Khatian No. 2, R.S Dag No. 180 under R.S Khatian No. 82 and R.S Dag No. 172, 173 & 174 under R.S Khatian No.4 and seized and possessed jointly.

AND WHEREAS to enjoy the said property and with the intervention of the well wishers and respectable persons of the locality all the heirs mutually partitioned their said landed property by way of deed of partition on 26th Sept. 2001 registered in the office of D.S.R-III, 24 Parganas (South) at Alipore and recorded in Book No.I, Being No. 6403 for the year 2001.

AND WHEREAS by virtue of the said Deed of Partition said Kanai Lal Dhara got Sall land measuring 10 Cottah 5 Chittak 20 Sq.ft in Mouza Nayabad, Dag No. 167, 168, Khatian. No. 2 in Lot-A Red colour border in the then Partition Deed.

AND WHEREAS Said Nirapada Dhara got Sali land measuring 10 Cottah 5 Chittak 20 Sq.ft in Mouza Nayabad, Dag No. 166, 167, Hal Khatian No. 2 in Lot-B Green colour border in the then Partition Deed.

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AND WHEREAS said Babu Lal Dhara , Bolanath Dhara , Mangala Dhara jointly got Sali Land measuring 10 Cottah in Mouza – Nayabad ,Hal Dag No. 159, Hal Khatian No. 77 in Lot-C Violet colour border in the then Partition Deed..

AND WHEREAS Said Nirmal Chandra Dhara got Sali land measuring 10 Cottahs out of which 8 Cottah Land in Mouza Nayabad, R.S Dag No. 180. R.S Khatian No. 82 and 2 Cottah Land in R.S Dag No. 174, R.S Khatian No. 4, P.S Purba Jadavpur in Lot-D marked by Yellow colour border in the then Partition Deed..

AND WHEREAS Said Gostha Dhara got Sali land measuring 10 Cottahs out of which 8 Cottah Land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82 and 2 Cottah Land in R.S Dag No. 159, R.S Khatian No. 77, P.S Purba Jadavpur in Lot-E marked by Sky colour border in the then Partition Deed..

AND WHEREAS Said Smt. Sukhi Porel (Dhara) got Sali land measuring 10 Cottahs 05 Chittaks out of which 4 Cottah 02 Chittak Land in Mouza Nayabad, R.S Dag No. 180, under R.S Khatian No. 82, and 3 Cottah 03 Chittak Land in R.S Dag No. 159, R.S Khatian No. 77, and 3 Cottahs land in R.S Dag No. 174, R.S Khatian No. 4 , P.S Purba Jadavpur, in Lot-F marked by Badami colour border in the then Partition Deed.

AND WHEREAS Said Smt. Chanu Bala Sikari (Dhara) got Sali land measuring 10 Cottahs in Mouza Nayabad, R.S Dag No. 172,173 & 174 under R.S Khatian No.4, P.S Purba Jadavpur in Lot-G marked by Orange colour border the then Partition Deed..

AND WHEREAS Said Nirmal Chandra Dhara, Gostho Dhara, and Smt. Sukhi Porel (Dhara) are absolutely seized and possessed of their respective land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Touzi No. 56, P.S Purba Jadavpur , District – 24 PGS(S) by mutating their respective names for their respective area of landed property in the record of the B.L & L.R.O by paying rents regularly.

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AND WHEREAS the said Nirmal Chandra Dhara, the Vendor No. 2 therein, announced to sell his 8 Cottahs Sali land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Tuozi No. 56, P.S Purba Jadavpur, Dist. 24 Pgs (5), morefully described in the then Deed schedule thereunder written, free from all encumbrances at the consideration stated therein and said Sri Gostha Dhara, the Vendor No. 1 therein, announced to sell 8 Cottahs sali land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Tuozi No. 56, P.S Purba Jadavpur, Dist. 24 Pgs (S) morefully described in the then Schedule thereunder written at the consideration stated therein and Smt Sukhi Porel (Dhara) the Vendor No. 3 therein announced to sell her 4 Cottahs 02 Chittaks sali land in Mouza Nayabad, R.S Dag No. 180 , R.S Khatian No. 82. J.L No. 25, R.S No. 3, Tuozi No. 56, P.S Purba Jadavpur, Dist. 24 Pgs (S), morefully described in the then Schedule thereunder written, free from all encumbrances at the consideration stated therein and for which Aditya Todi (HUF), Priti Bajoria, Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), Indu Maskara, Todi Infrastructure Pvt. Ltd, jointly purchased the said entire property measuring about 20 cottahs 9 chittacks 22 sq.ft. inclusive of private passage from the said Vendors namely Nirmal Chandra Dhara, Sri Gostha Dhara and Smt Sukhi Porel (Dhara) upon payment of full consideration by virtue of Deed of conveyance dated 26th July, 2010 registered in the office of D.S.R. III, Alipore 24 Parganas (South) and recorded in Book No. I, Volume No. 11, page from 2954 to 2974 Being No. 05727 for the year 2010.

AND WHEREAS by the said deed of conveyance the said Aditya Todi (HUF), Priti Bajoria , Bishnu Kumar Bajoria , Rajendra Prasad Maskara (HUF) , Indu Maskara , Todi Infrastructure Pvt Ltd become the joint owners in equal share of the said entire property measuring about 20 Cottah 9 Chittaks 22 Sq.ft. lying and situated in Mouza – Nayabad , R.S Dag No. 180, R.S Khatian No. 82, J.L. No. 25, R.S No. 3, Touzi No. 56, P.S Purba Jadavpur now Panchasayar under K.M.C Ward No. 109 , District 24 Parganas (South) since possessed by mutating their name in the records of the K.M.C being Known and numbered as Premises No. 3208, Nayabad , P.S- Purba Jadavpur under Assessee No. 311-0908-6302-6 .

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AND WHEREAS for the purpose of partition and /or division of the said properties being premises No. 3208, Nayabad into separate Lots in accordance with the respective shares of the above mentioned parties and for the more convenient and exclusive possession and better use occupation and enjoyment of the divided portions of the said Aditya Todi (HUF), Priti Bajoria, Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), Indu Maskara, Todi Infrastructure Pvt. Ltd, have mutually agreed and decided to have the said property partitioned by metes and bounds by way of registered Deed of Partition which was registered in the office of D.S.R III , at Alipore and recorded therein vide Book No. I, CD Volume No. 16, pages 1318 to 1340 , being No. 07615, for the year 2012 of the said office.

AND WHEREAS that after the said partitioned the Indu Maskara & Todi Infrastructure Pvt. Ltd possessed ALL THAT land measuring more or less 5 Cottahs 11 Chittaks 40 Sq.ft. and duly mutated the said land in the local K.M.C authority unto their name and account and the said property known and indentified as 3208/1, Nayabad .

AND WHEREAS One Rabiram Bag was the recorded owner of some landed property in Mouza – Nayabad , R.S No. 3, J.L.25, Touzi No. 56, Khatian No. 83, Dag No. 179, P.S- Purba Jadavpur , S.R.O Alipore then Sibadaha , District 24 Parganas within the jurisdiction of the Calcutta Municipal Corporation.

AND WHEREAS the said Rabiram Bag died intestate leaving behind his wife Smt. Alomoni Bag as his only heir and legal representatives and the property left by the deceased devolved upon her solely and absolutely according to Hindu Succession Law.

AND WHEREAS the said Alomoni Bag sold her said property measuring about 70 Decimal in Mouza – Nayabad , Khatian No. 83, Dag No. 179, Touzi No. 56, J.L.25, R.S No. 3 to one Sri Swapan Kumar Bag by way of sale deed dated 15.03.1985 registered in the office of SR Alipore and recorded in Book No. I, Volume No. 35,, pages 270-275 , being No. 2087 for the year 1985.

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AND WHEREAS the said Swapan Kumar Bag sold his 1 Cottah 8 Chittaks 20 Sq.ft. land in Mouza – Nayabad , J.L. No. 25, Khatian No. 83, Dag No. 179, Touzi No. 56, R.S No. 3, P.S – Purba Jadavpur , District – South 24 Parganas out of his total landed property to Smt. Sukhi Porel by way of Sale Deed dated 22.11.1993 registered in the office of the D.S.R Alipore and recorded in Book No. I, Volume No. 288, pages 369 to 376, Being No. 15383 for the year 1993.

AND WHEREAS that after such purchased Smt. Sukhi Porel mutated her name in the Local B.L & L.R.O office and thereafter due to urgent need of money the said Sukhi Porel sold the said Land measuring more or less 1 Cottah 8 Chittak 20 Sq.ft. to Aditya Todi (HUF), Priti Bajoria, Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), Indu Maskara, Todi Infrastructure Pvt. Ltd, by a registered Deed of Sale which was registered in the office of D.S.R III , at Alipore and recorded therein vide Book No. I, CD Volume NO. 11, pages 3347 to 3362, Being No. 05726 for the year 2010 of the said office.

AND WHEREAS the said Aditya Todi (HUF) and five others then vendors seized and possessed well occupied the aforesaid land and duly mutated in the B.L. & L.R.O and also with the record of K.M.C , Ward No. 109, being premises No. 3543 Nayabad , P.S Purba Jadavpur , Kolkata – 700099, vide Assessee No. 311090871412.

AND WHEREAS the said the then vendors namely Aditya Todi (HUF) and three others transferred their undivided 4/6th share i.e. 1 Cottah 13.32 Sq.ft. land in favour of Indu Maskara and Todi Infrastructure Pvt. Ltd. by way of a Registered Sale Deed which was registered in the office of D.S.R III at Alipore and recorded therein vide Book No. 1, CD Volume No. 21, Pages 209 to 231 , Being No. 10450 for the year 2013 of the said office.

AND WHEREAS that the then vendors namely Indu Maskara and Todi Infrastructure Pvt. Ltd already holds their undivided 2/6th share of the land by way of a registered Deed of Sale vide Sale Deed No. I-05726/2010, and also got another 4/6th undivided share of land by way of a Sale

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Deed vide No. I-10450/2013 . After receiving the same Indu Maskara and Todi Infrastructure Pvt. Ltd holds total land measuring more or less 1 Cottah 8 Chittak 20 sq.ft. .

AND WHEREAS in such manner both the properties situated side by side and the present owners also amalgamated their respective properties , after that premises No. 3208/1, Nayabad and 3543 Nayabad make into a single plot of land known and identified as 3208/1, Nayabad by K.M.C and the measurement of the said land is 7 Cottahs 4 Chittak 15 Sq.ft. more or less under Assessee No. 311090867950.

AND WHEREAS the Owners herein after such purchased of the total land in the aforesaid manner duly mutated the same with the local KMC Ward No. 109, vide Premises No. 3208/1, Nayabad, P.S. Purba Jadavpur now Panchasayar, Kolkata 700 099 and in due course of time for the betterment of the property the Owners herein entered by a registered Development Agreement with the Developer herein dated 06.10.2020 vide Deed No. 163002079 for the year 2020 registered in the Office of DSR-V, Alipore as per terms and conditions written in the said Development Agreement and Development Power of Attorney.

AND WHEREAS that with the terms of the said registered Development Agreement and active co-operation given by the Owners the Developer obtained building sanction plan from the Kolkata Municipal Corporation, Building Department vide Building sanction Plan No. 2019120181 dated 23.12.2019 and duly constructed a G Plus Three Storied Building comprising of three flats in each floor of the said property.

AND WHEREAS the Owners and Developer made a registered Agreement for development and Development Power of Attorney which was registered in the Office of DSR -V at Alipore and incorporated therein vide Book No. I, C.D. Volume -1630/2020, Pages 77503 to 77559, Being No. 163002073 for the year 2020 of the said Office.

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That my search work in the said registered offices and after going through the relevant documents supplied to me, various entries are found in respect of the said property . But none are effecting the title of the present owners and the said owners prevailing the right title of the said property by virtue of purchase from its predecessor owners on proper registered sale deed . As the relevant documents verified by me and available records found from the said office at DR Alipore , A.D.S.R Sealdah . So I do hereby that the said property is free from encumbrances and charges which is stated relying on the relevant documents and available records found through online of the concern of the said registration offices as named above .

Submitted by me

Suprakash Dhar
Advocate.

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N.B Search Receipt enclosed herewith

No. REGN AA 253916

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 174.16

2. Date of application 10/12/20

3. Search for the year (s) 2009 - 20

4. Name of office to which the record to be searched or inspected relates DRF Berhampur

5. Name of person or property to be searched 3208/1, Nayabid.

6. Nature of document B. P. Jaderpur.

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

8. From whom received [Signature]

9. Fees paid under Article 728/1

F (1) (i)

F (2) (ii)

F (2)

..... Registrar of

