

NON-ENCUMBRANCE CERTIFICATE AND REPORT ON TITLE:

Client Reference: 1) ASIT KUMAR PAL, 2) SANKAR KUMAR PAL, both are son of Late Dinesh Chandra Pal, residing at Pal Para, Recjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 3) RADHARANI BOSE, wife of Sri Prakash Ranjan Bose, residing at Vill: Naipukur, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 4) SHYAMALI PAUL, wife of Late Mahamaya Paul, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 5) CHAITALI PAL, wife of Sri Tapan Kumar Pal, residing at Michael Nagar, New Barracpore, P.S.- Madhyamgram, Kolkata- 700 157, 6) AMAR PAL, son of Late Krishna Chandra Paul, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 7) JHUNU PAL, wife of Late Gopinath Pal, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 8) CHHANDOSREE PAL, daughter of Late Gopinath Pal, residing at Pal Para, Rekjuani, P.O. + P.S. – Rajarhat, Kolkata – 700 135, 9) ABHIJIT PAL son of Rekha Pal, residing at 48 (old 60) G.T. Road, Bally, Howrah- 711201, 10) MITRA PAL wife of Akkari Pal residing at Pal Ghat Lane, Belur, Howrah- 711202, 11) CHAITALI KHATUA wife of Shibendu Khatua residing at 470, G.T. Road, Bally, Howrah- 711201, 12) CHAPALA PAL wife of Lt. Sibaprosad Pal residing at C-1059, Sector B, Mahanagar, Lucknow, Uttar Pradesh- 226006, 13) SUPRABHA PAUL w/o Lt. Subhrangsu Mohan Paul, residing at 10/45/2, Nagendra Nath Road, P.S- Dum Dum, Kolkata- 700028.

Property Reference: Mouza- Recjuani, J.L.no- 13, Pargana- Kolkata, Touzi- 341B/1, R.S. Dag no- 390 corresponding to L.R. Dag no- 390, under L.R. Khatian no- 6321, 6322, 6323, 6324, 6325, 6326, 6327, 6328, 6329, 6330, 6331, 6332 and 6333, Police Station- Rajarhat, under Rajarhat Bishnupur- I Gram Panchayat, within the limit of District- 24 Pargana (North).

Land Area- 43 decimal as per Agreement.

REPORT ON TITLE :

WHEREAS one RAMESH CHANDRA PAL son of Late Sarat Chandra Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 19 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4581, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said RAMESH CHANDRA PAL son of Late Sarat Chandra Pal died intestate on 30/09/1993 in unmarried condition leaving behind his 02(two) brothers namely 1) DINESH CHANDRA PAL, 2) KRISHNA CHANDRA PAL and 04(four) sisters namely, 1) REKHA PAL wife of Manick Chandra Pal, 2) LOTIKA PAL wife of Sukumar Pal, 3) CHAPALA PAL wife of Sibaprosad Pal and 4) SUPRABHA PAUL wife of Subhrangsu Mohan Paul as his only legal heirs and successors.

AND WHEREAS 1) DINESH CHANDRA PAL, 2) KRISHNA CHANDRA PAL, 3) REKHA PAL wife of Manick Chandra Pal, 4) LOTIKA PAL wife of Sukumar Pal, 5)

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CHAPALA PAL wife of Sibaprosad Pal and 6) SUPRABHA PAUL wife of Subhrangsu Mohan Paul was seized and possessed or otherwise well and sufficiently entitled as absolute owner each having 1/6th share of ALL THAT piece and parcel of land measuring 19 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4581, Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

WHEREAS one DINESH CHANDRA PAL son of Late Sarat Chandra Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 20 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4579, and 1/6th share of 19 decimal in L.R. Khatian – 4581 (Legal heirs of Ramesh Chandra Pal) at Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said DINESH CHANDRA PAL died intestate on 21/08/1996, leaving behind him his 03 (three) sons, namely, (1) GOPINATH PAL, (2) ASIT KUMAR PAL and (3) SANKAR KUMAR PAL and 03 (three) daughters, namely (1) RADHARANI BOSE, (2) SHYAMALI PAUL and (3) CHAITALI PAL as his only legal heirs and heiresses who jointly and in equal shares inherited the right, title and interest of his Property i.e. 1/6th share of 20 decimal in L.R. Khatian- 4579 and 1/36th share of 19 decimal in L.R. Khatian- 4579 in Mouza- Reckjoani, as his wife INDU BALA PAL predeceased her husband.

AND WHEREAS the said LOTIKA PAL wife of Late Sukumar Pal and daughter of Late Sarat Chandra Pal died intestate on 02/10/2010 having no child and her husband i.e. Sukumar Pal died before her on 02/09/1996 as such her sisters namely 1) REKHA PAL wife of Manick Chandra Pal, 2) CHAPALA PAL wife of Sibaprosad Pal and 3) SUPRABHA PAUL wife of Subhrangsu Mohan Paul and one brother namely KRISHNA CHANDRA PAL and 03(three) nephew i.e. legal heirs of Dinesh Chandra Pal namely 1) GOPINATH PAL, 2) ASIT KUMAR PAL, 3) SANKAR KUMAR PAL and 03(three) niece namely 1) RADHARANI BOSE wife of Prokash Ranjan Bose, 2) SHYAMALI PAUL wife of Mahamaya Paul and 3) CHAITALI PAL wife of Tapan Kumar Pal as her only successors and legal heirs for her 1/6th share of 19 decimal (Share from Ramesh Chandra Pal property).

AND WHEREAS the said CHAPALA PAL was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 1/5th share of 19 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4581, (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said SUPRABHA PAUL was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 1/5th share of 19 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4581, (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13,

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Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

WHEREAS one KRISHNA CHANDRA PAL son of Late Sarat Chandra Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 04 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4580, and 1/5th share of 19 decimal in L.R. Khatian no-4581 (property of Ramesh Chandra Pal) at Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said KRISHNA CHANDRA PAUL died intestate on 16/11/2012 leaving behind him his sole son, namely, AMAR PAL as his only legal heir who inherited the right, title and interest of his property, as his mother SUSHAMA PAUL, predeceased her husband on 11th April 2012.

AND WHEREAS the said AMAR PAUL, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 04 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4580, (property of Krishna Chandra Pal) and 1/5th share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza- Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said GOPINATH PAL died intestate on 29/05/2013, leaving behind him his wife namely JHUNU PAL and 01(one) daughter namely CHHANDOSREE PAL as his only legal heirs and heiresses who jointly and in equal shares inherited the right, title and interest of his 1/6th share of 20 decimal in L.R. Khatian- 4579 and 1/30th share of 19 decimal in L.R. Khatian- 4581 in Mouza- Reckjoani.

AND WHEREAS the said (1) ASIT KUMAR PAL, (2) SANKAR KUMAR PAL, (3) RADHARANI BOSE, (4) SHYAMALI PAUL, (5) CHAITALI PAL, each inherited 1/6th share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and 1/30th share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza- Reckjoani (6) JHUNU PAL and (7) CHHANDOSREE PAL jointly inherited 1/6th share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and 1/30th share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza- Reckjoani.

AND WHEREAS the said ASIT KUMAR PAL was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 1/6th share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and 1/30th share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

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AND WHEREAS the said SANKAR KUMAR PAL, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring $1/6^{\text{th}}$ share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and $1/30^{\text{th}}$ share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said RADHARANI BOSE, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring $1/6^{\text{th}}$ share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and $1/30^{\text{th}}$ share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said SHYAMALI PAUL, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring $1/6^{\text{th}}$ share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and $1/30^{\text{th}}$ share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said CHAITALI PAL, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring $1/6^{\text{th}}$ share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and $1/30^{\text{th}}$ share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said JHUNU PAL, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring $1/12^{\text{th}}$ share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and $1/60^{\text{th}}$ share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza-Reckjoani.

AND WHEREAS the said CHHANDOSREE PAL, was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring $1/12^{\text{th}}$ share of 20 decimal in L.R. Khatian- 4579 (property of Dinesh Chandra Pal) and $1/60^{\text{th}}$ share of 19 decimal in L.R. Khatian- 4581 (property of Ramesh Chandra Pal) in Mouza-Reckjoani.

AND WHEREAS the said REKHA PAL wife of Late Manick Chandra Pal and daughter of Late Sarat Chandra Pal was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring $1/5^{\text{th}}$ share of 19 decimal more or less, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No.

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4581, (property of Ramesh Chandra Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said REKHA PAL wife of Late Manick Chandra Pal and daughter of Late Sarat Chandra Pal died intestate leaving behind his 01(one) son namely ABHIJIT PAL and 02(two) daughters namely 1) MITRA PAL wife of Akkari Pal and 2) CHAITALI KHATUA wife of Shibendu Khatua as his only legal heirs and successors.

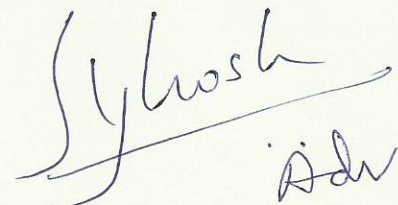
AND WHEREAS the said ABHIJIT PAL was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 1/15th share of 19 decimal, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4581, (by way of inheritance from his uncle Ramesh Chandra Pal, subsequently from his mother Rekha Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said MITRA PAL was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 1/15th share of 19 decimal, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4581, (by way of inheritance from his uncle Ramesh Chandra Pal, subsequently from his mother Rekha Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said CHAITALI KHATUA was seized and possessed or otherwise well and sufficiently entitled as absolute owner of ALL THAT piece and parcel of land measuring 1/15th share of 19 decimal, comprised in R.S. and L.R. Dag No. 390, recorded in L.R. Khatian No. 4581, (by way of inheritance from his uncle Ramesh Chandra Pal, subsequently from his mother Rekha Pal) in Mouza Reckjoani, J.L. No. 13, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur I Gram Panchayat, District North 24 Parganas.

AND WHEREAS the said 1) ASIT KUMAR PAL, 2) SANKAR KUMAR PAL, 3) RADHARANI BOSE, 4) SHYAMALI PAUL, 5) CHAITALI PAL, 6) AMAR PAL, 7) JHUNU PAL, 8) CHHANDOSREE PAL, 9) ABHIJIT PAL, 10) MITRA PAL, 11) CHAITALI KHATUA, 12) CHAPALA PAL, 13) SUPRABHA PAUL duly recorded their before the BL&LRO, Rajarhat in respect of Mouza- Recjuani, J.L.no- 13, R.S. Dag no- 390 corresponding to L.R. Dag no- 390, under L.R. Khatian no- 6321, 6322, 6323, 6324, 6325, 6326, 6327, 6328, 6329, 6330, 6331, 6332 and 6333, Police Station- Rajarhat, under Rajarhat Bishnupur- I Gram Panchayat, within the limit of District- 24 Pargana (North).

I have caused necessary searches in the office of A.D.S.R- Bidhannagar (Salt Lake City), D.S.R.- Barasat and Registrar of Assurances- II, Kolkata, for a period from 1990 to 2013, through concern Searcher in the said registry offices and perused the documents connected with the said property supplied by the respective owners.



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My report is as follows:

As per the available records of the offices concern, I found no adverse entry in respect of the aforesaid land and upon inspection of the other documents regarding title, I am in opinion that the above-mentioned land admeasuring 43 decimal recorded in the above named clients, is free from all sorts of encumbrances, charges, liabilities, liens, lispens, attachments of any kind whatsoever and the owner got clear, absolute free and marketable title in respect of the said land.

The report for the relevant searches is enclosed herewith.

Dated: 30/10/2013.

Sarbojit Ghosh
Adv.