

Malay Saha
Advocate - Alipore Court

Sarestha : Alipore Police Court, New Tin Shed
Opposite S.B.I Treasury Branch, Kolkata - 700027
Chamber : Nabagram, Garia, Kolkata - 700084
Cell : 9830586600

Date: 10-03-2020

NON-ENCUMBRANCES SEARCH CERTIFICATE

AND

REPORT ON TITLE

Re: **ALL THAT** piece and parcel of land measuring more or less 13 Thirteen Cottahs 4 Four Chittaks lying and or situate at Mouza- Panchpota, J.L. No.42, comprised in R.S Khatian No.43, R.S. Dag No.174, L.R. Khatian No.3080, L.R. Dag No. 194, under P.S. Sonarpur, Sub Registry office- previously Sonarpur, at present A.D.S.R. Garia, Now being known and numbered as Premises/Holding No. 2399, Panchpota, under the local jurisdiction of Rajpupr Sonarpur Municipality, Ward No. 3, in the District of 24 Parganas(s).

Present Owner: **M/S. EVER RIGHT CONSTRUCTION**, a registered PARTNERSHIP FIRMS , PAN – AACFE1504B, having its office at 2, Sibdas Bhadurí Road, Kolkata – 700004, P.S – Shyampukur, P.O. Shyambazar, District – North 24 Parganas, being represented by its Partners: - 1) SRI. UTTAM KUNDU, 2) SRI. NANI GOPAL PAUL, 3) SRI. PARTHA DEY, 4) SRI. NILAY KUNDU.

This is to certify that I have caused necessary searches of the office of the D.R. Alipore and S.R. Sonarpur, for the year 2006 to 2020(up to date) in respect of the aforesaid property.

During Searches in the aforesaid Registration Offices concerned, so far papers and records available therein, I found five entries in the year 2004 I. A Deed of Gift was registered at the office of the D.R. South 24 Parganas at Alipore on 07.01.2004, recorded in Book No. – I, Volume No. 1,

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pages from 1067 to 1082, Being No. 00071 for the year, 2004. 2. another Deed of Gift dated 03/03/2005 registered at the office of the District sub Registrar South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 6, pages from 2941 to 2960, Being No. 00982 for the year, 2005, 3. A Deed of Conveyance duly registered at the office of the D.S.R. IV, Alipore and Recorded on its Book No. I, C. D Volume No. 35, Pages from 1324 to 1356, Being No. 06740 for the year 2013.

4. A Deed of Declaration for the year 2017, duly registered at the office of the A.D.S.R. Garia, recorded in its Book No.IV, Volume No.1629 -2017, Pages 15370 to 15390, Being No. 162901132 for the year 2017, 5. An agreement was duly registered at the office of the D.S.R. II, Alipore and recorded in its Book No. 1, Volume No. 1602-2020, Pages from 26114 to 26176 , Being No. 160200495 , for the year 2020, save and except the aforesaid entries I found no other entries like sale, gift, mortgage, lease or any other kind of transfer of the said premises.

I have examined the title Deeds, and other papers and documents in respect of the aforesaid premises delivered to me by one of the representative of **ADONIS RIVIERE LLP**, a Limited Liability Partnership Company having its registered office at 208/8, Rash behari Avenue, P.S. Gariahat, Kolkata-700029, and after going through the same thoroughly, I hereby state the short history of the title of the aforesaid property, about how the same has finally been devolved upon the present owner.

WHEREAS:

1) One Smt. Priti Roy wife of Bhupendra Chandra Roy by a Bengali recited Saf Kobala (Deed of Sale) dated 11th Day of August 1967

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purchased a plot of Sali land from it's the then owner Sri Atul Krishna Naskar measuring more or less an area 7 (Seven Cottahs in Mouza - Panchpota, J.L. No. 42, R.S. No. 11, Touzi No. 150, Pargana - Medan Molla comprised in C.S Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, locally known as Scheme Plot No. 4 under Police Station and the then S.R. Office Sonarpur in the District 24 Parganas and the said Deed was registered at the office of the A.D.S.R. Sonarpur and recorded in its Book No.1, Volume No.19, Pages 279 to 283, Being No.1346, for the year 1967.

2) That said Smt. Priti Roy died intestate on 02/07/1986 leaving behind him surviving 1) Sri Kanak Kanti Roy chowdhury,, 2) Sri Shyamal Kanti Roychowdhury,3) Sri Amal Kanti Roy, 4) Sri Rathindra Chandra Roy and 5) Sri Dipak Kanti Roy as her only legal heirs and successors to inherit the aforesaid property as left by said Smt. Pariti Roy since deceased, and subsequently on 04/02/1993 said Rathindra Chandra Roy died intestate leaving behind him surviving his only wife Smt. Dwipka Roy as his only legal heirs and successors to inherit 1/5th undivided share in the aforesaid joint property as left by said Rathindra Chandrai Roy since deceased.

3) That said 1) Sri Kanak Kanti Roychowdhury,2) Sri Shyamal Kanti Roychowdhury,3) Sri Amal Kanti Roy, 4) Sri Dipak Kanti Roy and 5) Smt. Dwipka Roy by an Indenture dated 9th November 1993 sold, conveyed and transferred a plot of Sali land measuring more or less an area 7 (Seven Cottahs in Mouza - Panchpota, J.L. No. 42, R.S. No. 11, Touzi No. 150, Pargana - Medan Molla comprised in C.S Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43,

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appertaining to R.S. Dag No. 174, locally known as Scheme Plot No. 4 under Police Station and the then S.R. Office Sonarpur in the District of South 24 Parganas unto and in favour of one Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, mother of said Tanmoy Das residing at 22, Tarapith, Haltu, Kolkata - 700078, and the said Deed of Conveyance registered with the District Sub Registry Office South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 287, pages from 10 to 20 as being No. 15291 for the year, 1993 for valuable consideration mentioned.

4) Said Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, mother of Sri Tanmoy Das while enjoying the said Land peacefully without any hindrance from any corner whatsoever died intestate on 26/08/1996 leaving behind her husband, Sri Narendra Narayan Das alias Naren Das and two sons namely (1) Sri Tamal Das and (2) Sri Tanmay Das as her only legal heirs, successors-in-interest and legal representatives in interest and none else as such following the demise of said Jharna Das @ Suklasree Das said land measuring 7 (Seven) Cottahs, lying and situated at Mouza - Panchpota, Parganas - Medan Molla, Touzi No. 150, J.L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme plot No. 4 under Police Station and S.R.O (now A.D.S.R.O) Sonarpur District South 24 Parganas inherited by the above named legal heirs of said Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, in equal share in accordance with the Hindu Succession Act, 1956.

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appertaining to R.S. Dag No. 174, locally known as Scheme Plot No. 4 under Police Station and the then S.R. Office Sonarpur in the District of South 24 Parganas unto and in favour of one Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, mother of said Tanmoy Das residing at 22, Tarapith, Haltu, Kolkata - 700078, and the said Deed of Conveyance registered with the District Sub Registry Office South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 287, pages from 10 to 20 as being No. 15291 for the year, 1993 for valuable consideration mentioned.

4) Said Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, mother of Sri Tanmoy Das while enjoying the said Land peacefully without any hindrance from any corner whatsoever died intestate on 26/08/1996 leaving behind her husband, Sri Narendra Narayan Das alias Naren Das and two sons namely (1) Sri Tamal Das and (2) Sri Tanmay Das as her only legal heirs, successors-in-interest and legal representatives in interest and none else as such following the demise of said Jharna Das @ Suklasree Das said land measuring 7 (Seven) Cottahs, lying and situated at Mouza - Panchpota, Parganas - Medan Molla, Touzi No. 150, J.L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme plot No. 4 under Police Station and S.R.O (now A.D.S.R.O) Sonarpur District South 24 Parganas inherited by the above named legal heirs of said Smt. Jharna Das alias Suklasree Das, wife of Sri Narendra Narayan Das alias Naren Das, in equal share in accordance with the Hindu Succession Act, 1956.

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(5) Thereafter said Narendra Narayan Das alias Naren Das, husband of the deceased, Jharna Das alias Suklasree Das who is also father of Sri Tamal Das, son of said Jharna Das alias Suklasree Das since deceased who is also brother of the Sri Tanmoy Das out of their love and affection towards the Sri Tanmoy Das being their son and brother respectively unconditionally and forever by a Registered Deed of Gift conveyed and transferred their respective $\frac{2}{3}$ undivided share ($\frac{1}{3} + \frac{1}{3}$) and thereby relinquished all their right, title and interest over the said land unto and in favour of Sri Tanmoy Das out of the total and measuring 7 cottahs more or less lying and situated at Mouza - Panchpota, Parganas - Medan Molla, Touzi No. 150, J. L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme plot No. 4 under Police Station and S.R.O (now A.D.S.R.O) Sonarpur District South 24 Parganas and delivered peaceful vacant khas possession in his favour and thus said Sri Tanmoy Das by virtue of inheritance and by virtue of Deed of Gift became the absolute owner of entire 7 Cottahs of land at Mouza - Panchpota.

(6) That Said Deed of Gift was registered with the office of the D.R. South 24 Parganas at Alipore on 07.01.2004 recorded in Book No. - I, Volume No. 1, pages from 1067 to 1082, Being No. 00071 for the year, 2004.

(7) One Smt. Sandhya Das, wife of Sri Prodyut Kumar Das purchased a plot of Sali Land measuring more or less an area 7 (Seven) Cottahs in Mouza - Panchpota, J.L. No. 42, R.S. No. 11, Touzi No. 150, Pargana - Medan Molla comprised in C.S. Khatian No. 36, appertaining to C.S. Dag

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No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, locally known as Scheme plot No. 5 under Police Station and the then S.R. Office Sonarpur in the District of South 24 Parganas by dint of a Deed of Conveyance executed by Atul Krishna Naskar son of Late Jadunath Naskar of Tentulberia, Sonarpur, therein referred to as the Vendor, and the said Deed was registered with the Sub Registry Office at Sonarpur, recorded in Book No. 1, Volume No. 14, Pages from 140 to 144 as Being No. 845 for the year, 1967. However, subsequently to make correction of certain typographical mistake in the said Deed, a Rectification Deed was also registered by and between the said Sandhya Das and said Atul Krishna Naskar, which was also registered in the said S.R. Office Sonarpur recorded in Book No. 1, Volume No. 20, pages from 104 to 105 as being No. 1349 for the year, 1967.

(8) Said Sandhya Das while was enjoying the said land peacefully without any hindrance from any corner whatsoever died instate on 02/04/1981 leaving behind her husband, Sri Pradyut Kumar Das, two sons namely (1) Sri Kallol Das and (2) Sri Prasanta Das and only daughter Smt. Sanghamita Das as her only legal heirs, successors-in-interest and legal representatives and none else and as such following the demise of said Sandhya Das said land measuring 7 (Seven) Cottahs, lying and situated at Mouza – Panchpota, Parganas – Medan Molla, Touzi No. 150, J.L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme plot No. 5 under Police Station and the then S.R.O (now A.D.S.R.O) Sonarpur District South 24 Parganas inherited

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by the above named legal heirs of said Sandhya Das in equal share in accordance with the Hindu Succession Act, 1956.

(9) Thereafter said Pradyut Kumar Das, Kallol Das, Prasanta Das and Smt. Sanghamitra Das all legal heirs of aforesaid Sandhya Das sold, conveyed and transferred the said land lying and situated at Mouza – Panchpota, Parganas – Medan Molla, Touzi No. 150, J.L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme plot No. 5 under Police Station and S.R.O Sonarpur District South 24 Parganas against Valuable consideration unto and in favour one Smt. Krishna Roy, wife of Sri Hemanta Kumar Roy of 78/1, R.K. Chatterjee Road, P.S. – Kasba, Kolkata – 700078, and delivered peaceful vacant khas possession of said land in her favour.

(10) That the Said Purchase Deed of Smt. Krishna Roy was executed on 09.11.1993 and registered at the office of the D. R. South 24 Parganas at Alipore on 17.11.1993 recorded in Book No. 1, Volume No. 286, pages from 487 to 497, Being No. 15290 for the year, 1993.

(11) That Said Krishna Roy after taking over possession as above by exercising her all right, title and interest over the said land as its absolute owner and possessor, while was enjoying the said land indisputably decided to Gift her said Land unto and in favour of Sri Tamal Das, out of her natural love and affection who in fact was the beloved nephew of said Krishna Roy i.e. son of her elder brother, Narendra Narayan Das @ Naren Das.

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(12) That in fulfillment of such desire said Smt. Krishna Roy by and under a registered Deed of Gift dated 03/03/2005 registered with the office of the District sub Registrar South 24 Parganas at Alipore, recorded in Book No. I, Volume No. 6, pages from 2941 to 2960, Being No. 00982 for the year, 2005, gifted said Land measuring more or less 7(seven) Cottahs in Scheme Plot No. 5 comprised in Mouza - Panchpota, Parganas - Medan Molla, Touzi No. 150, J.L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme plot No. 5 under Police Station and S.R.O (now A.D.S.R.O) Sonarpur District South 24 Parganas at present under Rajpur Sonarpur Municipality within the District of South 24 Parganas.

AND WHEREAS in the manner aforesaid said Sri Tamal Das and Sri Tanmoy Das became the absolute rightful joint Owner of All That piece and parcel of land measuring more or less 14 Cottahs lying and situated at Mouza - Panchpota, Parganas - Medan Molla, Touzi No. 150, J.L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, corresponding to R.S. Khatian No. 43, appertaining to R.S. Dag No. 174, which is locally known as Scheme plot No. 4 under Police Station and S.R.O (now A.D.S.R.O) Sonarpur District South 24 Parganas and got their names separately mutated in the office of the BL&LRO Sonarpur and during their possession while said Sri Tamal Das and Sri Tanmoy Das took up measurement of their land to ascertain actual area of land it was found physically the land area comes to an area measuring more less 13 Cottahs 4 Chittaks out of 14 Cottahs of land and said Sri Tamal Das and Sri Tanmoy Das while were possessing the said two plot Nos. 5 and 4, having an area more less 13 Cottahs 4 Chittaks they by virtue of a Deed of

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Conveyance executed on 16th day of August 2013, sold conveyed and transferred All That piece and parcel of land measuring more or less 13 Cottahs 4 Chittaks lying and situated at Mouza – Panchpota, Parganas – Medan Molla, Touzi No. 150, J. L. No. 42, R.S. No. 11, comprised in C.S. Khatian No. 36, appertaining to C.S. Dag No. 157, Corresponding to R.S. Khatian No. 43, Appertaining to R.S. Dag No. 174, under Police Station and S.R.O (now A.D.S.R.O) Sonarpur District South 24 Parganas, unto and infavour of **M/S. EVER RIGHT CONSTRUCTION**, a partnership firm and the said Deed of Conveyance was duly registered at the office of the D.S.R. IV, Alipore and Recorded on its Book No. I, C. D Volume No. 35, Pages from 1324 to 1356, Being No. 06740 for the year 2013.

AND WHEREAS after the aforesaid purchase the said firm became the absolute owner of the aforesaid property and got the firm's name mutated in the office of the B L & L R O Sonarpur and also recorded the Firm's name in the assessment record of Rajpur - Sonarpur Municipality and since then the said property is being known and numbered as 2399, Panchpota and the said firm has been possessing and enjoying the said property by paying rates and taxes to the appropriate authority concerned.

AND WHEREAS Said **M/S. EVER RIGHT CONSTRUCTION**, for the purpose of construction of a building at the said premises executed a Deed of Boundary Declaration on 20th November 2017 and the said Deed of Declaration was duly registered at the office of the A.D.S.R. Garia, recorded in its Book No.IV, Volume No.1629 -2017, Pages 15370 to 15390, Being No. 162901132 for the year 2017, Said **M/S. EVER RIGHT CONSTRUCTION** being the Owner herein, entered into an registered

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Memorandum of agreement Dated 20th Day of January 2020, with the Developer herein for construction of a G + 4-storied building at the said premises and the said agreement was duly registered at the office of the D.S.R. II, Alipore and recorded in its Book No. 1, Volume No. 1602-2020, Pages from 26114 to 26176 , Being No. 160200495 , for the year 2020, (hereinafter called the Development Agreement) and on the even date the Owner has also executed a General power of Attorney in favour of the Developer which was also duly registered at the office of the D.S.R. II, Alipore and recorded in its Book No. 1, Volume No. 1602-2020, Pages from 27077 to 27109 , Being No.160200512 , for the year 2020.

AND WHEREAS after the aforesaid purchase the said firm became the absolute owner of the aforesaid property and got the firm's name mutated in the office of the B L & L R O Sonarpur and also recorded the Firm's name in the assessment record of Rajpur - Sonarpur Municipality and since then the said property is being known and numbered as 2399, Panchpota and the said firm has been possessing and enjoying the said property by paying rates and taxes to the appropriate authority concerned and the present owner also converted nature and character of the land from Sali to bastu from the competent authority.

AND WHEREAS Said **M/S. EVER RIGHT CONSTRUCTION**, the Owner herein , entered into an registered Memorandum of agreement Dated 20th Day of January 2020, with **ADONIS RIVIERE LLP**, a Limited Liability Partnership Company having its registered office at 208/8, Rashbehari Avenue, P.S. Gariahat, Kolkata-700029, therein referred to as the Developer for construction of a G + 4-storied building at the said premises and the said agreement was duly registered at the office of the D.S.R. II,

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Alipore and recorded in its Book No. 1, Volume No. 1602-2020, Pages from 26114 to 26176 , Being No. 160200495 , for the year 2020. and on the even date the present owner also empower said firm **ADONIS RIVIERE LLP**, and its designated partners as its lawful constituted attorney to do various acts, deeds and thing as stated therein, and the said general power of attorney was duly registered at the office of the D.S.R. II, Alipore and recorded in its Book No. 1, Volume No. 1602-2020, Pages from 27077 to 27109 , Being No. 160200512 , for the year 2020. In the manner aforesaid the subject property has finally been devolved upon the aforesaid present owner and thus the present owner has acquired absolute right, title, and interest in respect of the subject property and the said firm **ADONIS RIVIERE LLP**, as a Developer, develop the subject property by constructing a new building thereon with every right to sale, convey and transfer flats, shops, car parking spaces to the intending buyers and to receive earnest money, part payment and entire sale proceeds from such intending buyers.

I HEREBY CERTIFY that the above mentioned property of the present owner is free from all encumbrances, charges, liens, liabilities, attachments, mortgage or any other kind of transaction whatsoever and the said property has an absolute, clear, free and marketable title.

I also FURTHER CERTIFY that the above mentioned subject property is not subject to any restriction of Urban Land (Ceiling and Regulation) Act 1976, and the same is not under any claim of the K.M.D.A., Rajpur Sonarpur Municipality and any other authority and is fit for equitable mortgage.

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The Search Receipt is enclosed herewith.

Search Receipt No. REGN. **AA 173853**

Dated. **02.03.2020** of D.R. Alipore & S.R. Sonarpur

For the year 2006 to 2020.

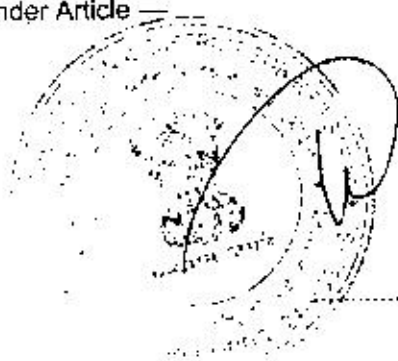
Malay Saha 10/3/2020
Malay Saha
ADVOCATE
ALIPORE COURT KOLKATA

Malay Saha
Advocate

No. REGN AA 173853


Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 9153
- 2. Date of application 2/16/2020
- 3. Search for the year (s) 2016-2020
- 4. Name of office to which the record to be searched or inspected relates *[Handwritten signature]*
- 5. Name of person or property to be searched *[Handwritten signature]*
- 6. Nature of document *[Handwritten signature]*
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) *[Handwritten: 43 D 474, 186]*
- 8. From whom received *[Handwritten: M. Saha]*
- 9. Fees paid under Article — *[Handwritten: 32]*
 - F (1) (i)
 - F (2) (ii)
 - F (2)




..... Registrar of

Forwarded to U.S.R. / ~~A.B.S.A.T.V.~~ ~~Alipore~~
for searching from 2006 to 2020.

 09/03/2020.

For searching from 2006 to 2020.
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