

DEBES KUMAR MISRA, M.A., B.Com. LL.B.
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Dated : 01.02.2019

SEARCH-CUM-NON-ENCUMBRANCE-CERTIFICATE

Re : ALL THAT piece and parcel of a Bastu land measuring about 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3626, Nayabad, Assessee No.31-109-08-7668-9, Kolkata – 700 099.

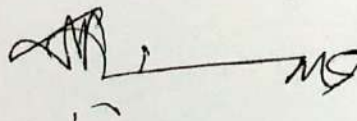
PRESENT OWNER:

SRI KUMUD CHANDRA KAR, son Late Hare Krishna Kar, residing at 129/8, Purbachal Kalitala Road, Police Station – Garfa, Post Office – Haltu, Kolkata – 700 078,.

I have caused the necessary searches the above mentioned property of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2000 to 01.02.2019 and I have gone through the title Deed, link Deeds, copy of the mutation certificates of B.L.&L.R.O. and K.M.C., paid up tax bill of K.M.C., Record of Right, Sanctioned Building Plan of K.M.C. etc. in respect of the property. My search report is as follows.

WHEREAS as per the final Order/Decree of a Partition Suit vide Order No.546 on 4th day of June 1971, arising out of Partition Suit No. 16 of 1941 of 3rd Sub-Judge Alipore one Jugal Mondal, since deceased of Bawali, P.S. Budje Budge, District-South 24 Parganas as Party of the 5th Part of the said Partition Suit acquired the right title and interest of a big plot of land situated at Mouza - Nayabad, J.L. No.25 measuring land area of 20 Bighas marked as “Dha” in Partition plan comprising in C.S. Dag No. 102, and land area measuring 9 (Nine) Bighas marked as “Dhha” in Partition plan in C.S. Dag No. 31, i.e. totalling land area of 29 (Twenty nine) Bighas corresponding to R.S. Dag No. 195 and other Dags under R.S. Khatian No.127 and 128, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, District- South 24 Parganas.

AND WHEREAS in life time said Jugal Mondal, since deceased entered into one Agreement for Sale dated 28.04.1969, with one Sri Kanti Ranjan Chakraborty, son of Late Nalini



Mohan Chakraborty, residing at 23, Shibaji Road, West Rajapur, P.S. Jadavpur, Kolkata – 700 032, to sell his plot of land.

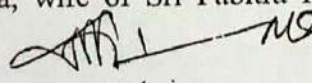
AND WHEREAS said Jugal Mondal, did not maintain the terms and condition of the said Agreement for sale and he died intestate on 06.08.1971, leaving behind his only legal heirs and successors i.e. his son's wife namely Smt. Gouri Rani Mondal and one grand daughter namely Smt. Kusumika Das, who jointly inherited the said land and property as per Hindu Succession Act, 1956.

AND WHEREAS said Sri Kanti Ranjan Chakraborty, filed a Suit under Specific Performance Act, in the Learned 3rd Sub-Judge Alipore vide Title Suit No.186 and 10.08.1994 to acquire the land in accordance with law and the said Learned Court passed the Order in favour of said Sri Kanti Ranjan Chakraborty and thereafter said Sri Kanti Ranjan Chakraborty, filed a Acquisition Suit vide No.1 in the year 1985 before the Learned 3rd Sub-Judge Alipore and said Learned Court passed the order and issued a Memo No.31 dated 14.03.1996 by instructing the District Registrar/Sub-registrar, District-South 24 Parganas for registration of the said property as mentioned in the said Memo No.31.

AND WHEREAS thereafter said Sri Kanti Ranjan Chakraborty, registered the said property on 15.03.1996, registered at D.S.R. III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.20, at Pages 496 to 503, Deed No.1079 for the year 1996 as per the instruction of the Learned Court.

AND WHEREAS thereafter said Sri Kanti Ranjan Chakraborty, divided and/or developed the said land and property by showing the road therein and thereafter he declared to sell the plot/plots of land to the intending purchaser/purchasers for a valuable consideration as decided him.

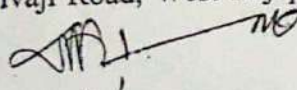
AND WHEREAS by virtue of a registered Deed of Sale dated 05.04.2017, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Volume No. 1630-2017, Page No. 31033 to 31053, Deed No.1065, for the year 2017, the OWNER herein purchased one plot of land measuring **2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft.** Plot No.P-6, situated in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi Nos. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, known as K.M.C. Premises No.3626, Nayabad, vide Assessee No.31-109-08-7668-9, Kolkata – 700 099** from the previous Owner namely Smt. Sima Saha, wife of Sri Pabitra Kamal Saha, residing at 125/3/D,



Beliaghata Main Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata – 700 010, and said Smt. Sima Saha, purchased the above mentioned plot of land by virtue of a registered Deed of Sale dated 03.10.2000, registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.102, at Pages 431 to 444, Deed No.4203 for the year 2000 from the said previous Owner namely Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of 23, Sivaji Road, West Rajapur, P.S. Jadavpur, Kolkata – 700 032 and the said Deed was confirmed by the Confirming Party namely Messrs K.B. Warehousing Corporation, represented by Javed Wahamed Khan, son of Late Karim Bask Khan, residing at 2, G.J Khan Road, P.S. Tiljala, Kolkata – 700 039 and (1) Sri Chandan Kumar Mondal, son of Sri Jahar Lal Mondal, residing at 52, Dhapa Road, P.S. Tiljala, Kolkata – 700 039 and (2) Sri Tapan Kumar Bhowmick, son of Late Balai Lal Bhowmick, residing at 53/2, Debendra Chandra De Road, Natun Basti, P.S. Tangra, Kolkata – 700 015.

AND WHEREAS after purchase the **OWNER** herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.774 of 2017 in connection with his entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft..

AND WHEREAS on the same day by virtue of another registered Deed of Sale dated 05.04.2017, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Volume No. 1630-2017, Page No. 31054 to 31074, Deed No.1066, for the year 2017, the **OWNER** herein again purchased another one adjacent plot of land measuring 2 (Two) Cottahs 3 (Three) Chittacks being Plot No.10, situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Touzi Nos. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, known as K.M.C. Premises No.3621, Nayabad, vide Assessee No.31-109-08-7662-8, Kolkata – 700 099 from the previous Owner namely Sri Subrata Ghosh, son of Sri Sukumar Ghosh, presently residing at 26A/1B, Kalimuddin Sarkar Lane, P.O. & P.S. Beliaghata, Kolkata – 700 010, formerly residing at 3/33, Rani Rasmani Garden Lane, P.O. Tangra, P.S. Tangra, Kolkata – 700 015, and said Sri Subrata Ghosh, purchased the above mentioned plot of land by virtue of a registered Deed of Sale dated 03.10.2000, registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.102, at Pages 403 to 416, Deed No.4201 for the year 2000 from the previous Owner namely Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of 23, Sivaji Road, West Rajapur, P.S. Jadavpur, Kolkata – 700



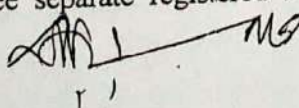
032 and the said Deed was confirmed by the Confirming Party namely Messrs K.B. Warehousing Corporation, represented by Javed Wahamed Khan, son of Late Karim Bask Khan, residing at 2, G.J Khan Road, P.S. Tiljala, Kolkata – 700 039 and (1) Sri Chandan Kumar Mondal, son of Sri Jahar Lal Mondal, residing at 52, Dhapa Road, P.S. Tiljala, Kolkata – 700 039 and (2) Sri Tapan Kumar Bhowmick, son of Late Balai Lal Bhowmick, residing at 53/2, Debendra Chandra De Road, Natun Basti, P.S. Tangra, Kolkata – 700 015.

AND WHEREAS after purchase the **OWNER** herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.767 of 2017 in connection with his entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks.

AND WHEREAS again by virtue of another registered Deed of Sale dated 18.05.2017, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Volume No. 1630-2017, Page No. 44919 to 44942, Deed No.1505, for the year 2017, the **OWNER** herein again purchased another one adjacent plot of land measuring **2 (Two) Cottahs 3 (Three) Chittacks** being Plot No.11, situated in **Mouza – Nayabad, J.L. No.25**, R.S. No.3, Touzi Nos. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, known as **K.M.C. Premises No.3663, Nayabad**, vide Assessee No.31-109-08-8193-4, Kolkata – 700 099 from the previous Owner namely Smt. Sukla Adhikary, wife of Sri Debkumar Adhikari, formerly residing at 203, Lake East 7th Road, P.S. Survey Park, Kolkata – 700 078, presently residing at 163, Vivekananda Sarani, P.O. Haltu, P.S. Purba Jadavpur, Kolkata – 700 078, and said Smt. Sukla Adhikary, obtained the above mentioned plot of land by virtue of a registered Deed of Gift dated 07.08.2014, registered in the Office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, CD Volume No.15, at Pages 371 to 388, Deed No.6204 from her father and mother namely (1) Sri Nanda Lal Banerjee, son of Late Bibhutibhusan Banerjee and (2) Smt. Kalpana Banerjee, wife of Sri Nanda Lal Banerjee, both residing at 36/3, Hind Road, New Santoshpur, P.S. Survey park, Kolkata – 700 075.

AND WHEREAS after purchase the **OWNER** herein recorded his name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Case No.1113 of 2017 in connection with his entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks.

AND WHEREAS by virtue three separate registered Deed of Sale the **OWNER** herein


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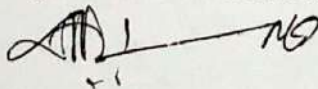
purchased the total land area measuring 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza – Nayabad, J.L. No.225, Touzi No.56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, Kolkata – 700 099.

AND WHEREAS thereafter the present OWNER herein amalgamated the three separate plots into one compact plot of land i.e. three K.M.C. Premises Nos. have been converted into one K.M.C. Premises being No.3626, Nayabad, within the K.M.C. Ward No.109, Assessee No.31-109-08-7668-9, P.S. Panchasayar, Kolkata – 700 099.

AND WHEREAS thereafter the present OWNER herein has taken the Conversion of his Land (Shali to Bahutal Abasan) vide Conversion Case & R.S.L. No.65 of 2017 from the SD & LRO Sadar Alipore and entire cost for the mutation of B.L. & L.R.O. and also conversion of the total land has been borne by the Land OWNER herein.

AND WHEREAS the present OWNER herein is the absolute Owner of a plot of land measuring an area of 6 (Six) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, Touzi No.56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, under formerly P.S. Purba Jadavpur, at present P.S. Panchasayar, within the jurisdiction of K.M.C. Ward No.109, K.M.C. Premises No.3626, Nayabad, Assessee No.31-109-08-7668-9, Kolkata – 700 099.

AND WHEREAS being desirous of the promotion work of his said premises the OWNER entered into a registered Development Agreement dated 26.09.2017, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Deed No.2483 for the year 2018 with the Developer namely Ashirbad Reality Private Limited, a private Limited company having its office at 6B/28, Mukundapur, 1st Floor, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata – 7000 99, represented by its Director namely Sri Prodip Kumar Das, son of Late Purnendu Sekhar Das, residing at 1983, Mukundapur, Satabdi Park, 4th Floor, Post Office- Mukundapur, Police Station – Purba Jadavpur, Kolkata – 700099 and the OWNER herein has given the registered Development Power of Attorney dated 26.09.2018, registered at D.S.R. V, Alipore, South 24 Parganas and recorded into Book No.1, Deed No.2484 for the year 2018, to the said Ashirbad Reality Private Limited represented by its Director namely Sri Prodip Kumar Das for making the building.



DEBES KUMAR MISRA, M.A., B.Com. LL.B.
Advocate, High Court, Kolkata

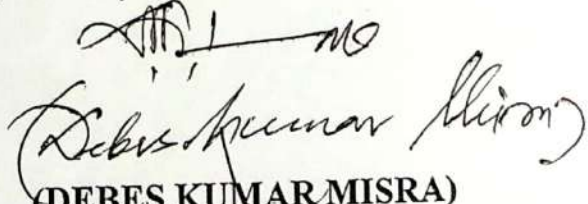
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AND WHEREAS the said Developer has taken sanction of a Ground plus four Storied Building plan with Lift facility from the K.M.C. Borough Office – XII, Vide sanctioned building Permit No.2018120237 dated 27.11.2018 and now the Developer is developing the entire Premises through its Developer-Firm namely “Ashirbad Reality Private Limited” and erecting the building thereon.

During investigation the available records of D.R. Alipore & A.D.S.R. Sealdah and also R.A. Kolkata from 2000 to 25.06.2018, no adverse entry is found in respect of the above mentioned property. I hereby certify that the above mentioned property of the present Owner as aforesaid is free from all sorts of encumbrances, charges, liens and attachments of any kind whatsoever and the said property as an absolute clear, free and marketable title. I also hereby certify that the above mentioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of K.M.D.A. and C.I.T. and any other Authority and is fit for equitable mortgages.

Two search Receipt Nos.(i)REGN-AA-269672 dated 30.01.2019, issued by D.R. office at Alipore and (ii)REGN-AA-269671 dated 30.01.2019, issued by R.A. Kolkata.


(DEBES KUMAR MISRA)
ADVOCATE

MR. DEBES KR. MISRA
M.A.B. Com. LL.B.
Advocate, High Court, Cal,
69/1, Baghajatin Place, Kol-86

No. REGN AA 269672

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 4872

Date of application 30/11/91

Search for the year(s) 2070-73

14. Name of office to which the record to be searched or inspected relates Dr. Sealder

15. Name of person or property to be searched 3626, Mayabadi

16. Nature of document

17. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) W-109

18. From whom received D R MESSER (Adv)

19. Fees paid under Article —

= (1) (i)

= (1) (ii)

= (2) (2)



No. REGN AA 269671

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 48791

Date of application 30/11/19

Search for the year(s) 2000 - 19

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

District Seal and

5. Name of person or property to be searched

Bh 85 Nayabid

6. Nature of document

7. Particulars of record to be inspected (year, number, book, volume and page in the

case of registered document)..... W-109

8. From whom received

D.K. Mishra (Adv)

9. Fees paid under Article —

(1) (i)

(1) (ii)

(2)

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