

NON ENCUMBRANCE REPORT

Schedule-'A' Property

ALL THAT the piece and parcel of revenue free land measuring about 11.50 Decimals be little more or less lying and situate in District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, S.R.O: Kharagpur, Mouza-Kharida, J.L. No. 194, R.S.Khatian No.17, R.S. Plot No.453, under Kharagpur Municipality, Ward No. 17(new), 13(old), Holding No. 262/215, classified as-Bastu (Homestead land) along with vacant land, hereinafter referred to the Schedule-'A' Property;

Schedule-'B' Property

ALL THAT the piece and parcel of revenue free land measuring about 11.50 Decimals be little more or less lying and situate in District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, S.R.O: Kharagpur, Mouza-Kharida, J.L. No. 194, R.S.Khatian No. 17, R.S. Plot No.453, under Kharagpur Municipality, Ward No. 17(new), 13(old), Holding No. 262/215, classified as-Bastu (Homestead land) along with vacant land, hereinafter referred to as the Schedule-'B' Property.

Perused the following documents:-

- 1) Revisional Settlement Record in respect of 31 Decimals of land being the Schedule-'A' & 'B' Property in favour of Sk. Gulam Mohammad;
- 2) Deed of Gift/ Hebanama/Nirupan Patra/Deed of Settlement registered in the Office of the 2nd Joint Sub-Registrar, Midnapore at Kharagpur being Deed No: 3106 dated: 30/06/1988 and duly entered in Book No:1, Volume No:48, Page No: 235 to 241 for the year 1988;
- 3) Deed of Sale executed by Sk.Oli Mohammad in favour of Smt. Pratima Roy wife of Sri Kshitish Chandra Roy duly executed and registered in the Office of 2nd Joint Sub-Registrar, Midnapore at Kharagpur and duly entered in Book No.I, Volume No:13, Page No. 104 to 109 being Deed No. 500 for the year 1980 dated: 25/02/1980.
- 4) Deed of Gift executed in favour of Ashok Kumar Ray son of Kshitish Chandra Ray and in favour of his two daughters Smt. Bandana Biswas wife of Dr. Amarendra Kumar Biswas & Smt. Santa Ghosh wife of Sri Nagesh Chandra Ghosh executed and registered in the Office of 2nd Joint Sub-Registrar at Kharagpur now A.D.S.R; Kharagpur and the said Deed of Gift was duly executed and registered on 30th day of June, 1988 and duly entered in Book No.I, Volume No.48, Page No. 235 to 241 being Deed No.3106 for the year 1988 dated: 30/06/1988;
- 5) Power of Attorney executed by Ashok Kumar Roy favouring Debashis Biswas son of Late Amarendra Nath Biswas which was duly executed and registered in the Office of Additional Registrar of Assurances-III, Kolkata being No. IV-01663/13;

Mailing Address :

Resi. Cum Chamber : Vidyasagarpur, P.O.-Inda, Kharagpur, Dist. : Paschim Medinipur, PIN - 721305
Phone No. : 03222- 226287 (Kharagpur), Mobile : 9434042297

Date :

Ref. No. :

- 6) Deed of Sale by the Constituted Attorney of Ashok Kumar Ray, Dr. Amarendra Nath Biswas, Santa Ghosh and Bandana Ghosh which was executed and registered in the Office of Additional Registrar of Assurance of the A.R.A-III, Kolkata and duly entered in Book No.1, Volume No.1903-2016, Page No.76599 – 76631 being Deed No. 190301829 for the year 2016 in favour of the present owners Smt. Swapna Ghosh wife of Sri Amal Ghosh & Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury;
- 7) Deed of Sale Ashok Kumar Ray duly represented by his constituted attorney Sri Debasish Biswas son of Late Dr. Amarendra Kumar Biswas along with Smt. Santana Ghosh and Bandana Biswas registered in the Office of Additional Registrar of Assurance of the A.R.A-III, Kolkata and duly entered in Book No.1, Volume No.1903-2016, Page No.76665 – 76697 being Deed No. 1903001828 for the year 2016 in favour of the present owners Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury and Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury;
- 8) Khajna Receipt in favour of Smt. Swapna Ghosh wife of Sri Amal Ghosh & Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury issued by BL & L.R.O;Kharagpur-1;
- 9) Mutation in the Office of the Block Land & Land Reforms Officer; Kharagpur-1 in favour of Smt. Swapna Ghosh wife of Sri Amal Ghosh & Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury;
- 10) L.R. Record in favour of Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury being L.R. Khatian No:1745 and L.R. Plot No:875, area- 10.75 decimals of land;
- 11) L.R. Record in favour of Smt. Swapna Ghosh wife of Sri Amal Ghosh being L.R. Khatian No:1746 and L.R. Plot No: 875, area- 10.75 decimals of land;
- 12) Mutation of the premises in the Kharagpur Municipal Records in favour of Smt. Swapna Ghosh wife of Sri Amal Ghosh & Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury being Holding No:262/215 under Kharagpur Municipal Ward No:13(Old), 17(New);
- 13) Copy of the Development Agreement entered into by the Owners (1)**SMT. SWAPNA GHOSH** Wife of Sri Amal Ghosh & (2)**SMT. SHELLY CHOWDHURY** Wife of Late Hem Chandra Chowdhury with **SARITHA CONSTRUCTIONS**, a Partnership Firm under having it's place of business at: 37, New Settlement Market, P.O: Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, duly represented by its **PARTNERS (1) SRI M.SHIVA SHANKAR RAO** Son of Late M.M.Rao, and (2) **SMT. M.SARITHA** Wife of Sri M.Shiva Shankar Rao, both resident of 37, New Settlement Market, P.O:Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301;

Mailing Address :

Resi. Cum Chamber : **Vidyasagarpur, P.O.-Inda, Kharagpur, Dist. : Paschim Medinipur, PIN - 721305**
Phone No. : **03222- 226287 (Kharagpur), Mobile : 9434042297**

- 14) Copy of the Power of Attorney executed by the Owners (1) **SMT. SWAPNA GHOSH** Wife of Sri Amal Ghosh & (2) **SMT. SHELLY CHOWDHURY** Wife of Late Hem Chandra Chowdhury in favour of the Partners of **SARITHA CONSTRUCTIONS**, a Partnership Firm under having its place of business at: 37, New Settlement Market, P.O: Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, (1) **SRI M.SHIVA SHANKAR RAO** Son of Late M.M.Rao, and (2) **SMT. M.SARITHA** Wife of Sri M.Shiva Shankar Rao, both resident of 37, New Settlement Market, P.O:Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301;
- 15) Searching Slip issued by the Additional District Sub-Registrar at Kharagpur for the year 2007 to 2020 in respect of the Schedule-'A' & Schedule-'B' Property compositely;
- 16) Searching Slip issued by D.S.R-1, Paschim Medinipur for the year 2007 to 2020 in respect of the Schedule-'A' & Schedule-'B' Property compositely;
- 17) Searching Slip issued by Civil Judge(Junior Division); Kharagpur for the period from 2007 to 2020 in respect of the Schedule-'A' & Schedule-'B' Property in respect of Title Suit, Money Suit;
- 18) Searching Slip issued by Civil Judge(Junior Division); 2nd Court; Midnapore for the period from 2007 to 2020 in respect of the Schedule-'A' & Schedule-'B' Property in respect of Title Suit, Money Suit, Title Execution & Money Execution;
- 19) Searching Slip issued by Civil Judge(Senior Division); 3rd Court; Midnapore for the period from 2007 to 2020 in respect of the Schedule-'A' & Schedule-'B' Property in respect of Title Suit, Money Suit, Title Execution & Money Execution;
- 20) Sanctioned Plan by Kharagpur Municipal Authority with Certificate of the Architecture as well as Certificate of the Civil Engineer;
- 21) Sanctioned by Midnapore Kharagpur Development Authority under the West Bengal Town & Country Planning Act, 1979;

That I have perused the Xerox copies of the aforementioned documents and I have found that the properties originally belonged to one Sk. Gulam Mohammad and Sk. Gulam Mohammad was recorded owner of R.S.R.O.R. Record in respect of 31 decimals of land together with the 66 years old two storied pucca building as morefully described in the aforesaid and was the recorded owner in respect of R.S. Khatian No.19/1, R.S. Plot No.453 and as the recorded owner Sk. Gulam Mohammad paid rent/khajna to the State of West Bengal through the Block Land & Land Reforms Officer and has been exercising right, title, interest and possession over the entire 31 decimals of land in the said plot and while in exercise of such right, title, interest and possession Sk. Gulam Mohammad by way of a Deed of Gift/ Hebanama/Nirupan Patra/Deed of

Mailing Address :

Resi. Cum Chamber : **Vidyasagarpur, P.O.-Inda, Kharagpur, Dist. : Paschim Medinipur, PIN - 721305**
Phone No. : **03222- 226287 (Kharagpur), Mobile : 9434042297**

Settlement the entire property in favour of his son Sk. Oli Mohammad son of Sk. Gulam Mohammad and the said Deed was duly executed and registered in the Office of Additional District Sub- Registrar at Kharagpur being Deed No.1718 dated: 20/04/1965 and ever since the said Deed of Gift executed and registered in favour of Sk. Oli Mohammad he has been exercising right, title, interest and possession over the same and while in exercise of such right, title, interest and possession Sk. Oli Mohammad sold, transferred and conveyed 27 decimals of land along with the above stated constructed house thereupon to Smt. Pratima Roy wife of Sri Khitish Chandra Roy a resident of Kharida, Bidhanpally, P.O:Kharagpur, P.S: Kharagpur, S.R.O: Kharagpur, District: Paschim Medinipur now then Midnapore and the said Deed of Sale was duly entered in Book No.I, Volume No:13, Page No. 104 to 109 being Deed No. 500 for the year 1965 dated: 25/02/1965 and ever since the said Deed of Sale executed and registered in favour of the present Owner she has been exercising absolute right, title, interest and possession over the entire 27 decimals of land and while in exercise of such right, title, interest and possession Smt. Pratima Roy executed a Deed of Gift in favour of his son Ashok Kumar Ray son of Khitish Chandra Ray a resident of Kharida, Fatakazar, P.O: Kharagpur, P.S:Kharagpur(Town), District: Paschim Medinipur and her two married daughters Smt. Santana Ghosh wife of Sri Nagesh Chandra Ghosh, then residing at South Side, P.O:Kharagpur, P.S: Kharagpur(Town), S.R.O: Kharagpur, District: Paschim Medinipur and to Smt. Bandana Biswas wife of Dr. Amarendra Kumar Biswas, resident of A-6, Port Hospital Park, New Alipore, Calcutta then now Kolkata and the said Deed of Gift was duly executed and registered in the Office of 2nd Joint Sub-Registrar at Kharagpur now A.D.S.R; Kharagpur and the said Deed of Gift was duly executed and registered on 30th day of June, 1988 and duly entered in Book No.I, Volume No.48, Page No. 235 to 241 being Deed No.3106 for the year 1988 dated: 30/06/1988 and ever since the said Deed of Gift was executed and registered in their favour they have been exercising their right, title, interest and possession and while in exercise of their right, title, interest and possession Sri Ashok Kumar Ray son of Late Khitish Chandra Ray executed a Power of Attorney authorizing, constituting, appointing and nominating Sri Debasish Biswas son of Late Amarendra Kumar Biswas, a resident of Sky Line Apartment, Block - E, Flat No.1A & 1B, 79 K.D. Mukherjee Road, P.O:Parnasree, P.S:Parnasree, Kolkata, Pin: 7000 060, District: South 24 Parganas and the said Power of Attorney was duly executed and registered in the Office of Additional Registrar of Assurances-III, Kolkata being No. IV-01663/13 and thereafter Ashok Kumar Ray duly represented by his constituted attorney Sri Debasish Biswas son of Late Dr. Amarendra Kumar Biswas along with Smt. Santana Ghosh and Bandana Biswas sold, transferred and conveyed the 11.50 decimals of land to the Owner no.1 by way of registered Deed of Sale executed and registered in her favour in the Office of Additional Registrar of Assurance of the A.R.A-III, Kolkata and duly entered in Book No.1, Volume No.1903-2016, Page No.76599 - 76631 being Deed No. 190301829 for the year 2016 and upon the said Deed of Sale the present owner no.1 has been exercising her 11.50 decimals of land vacant land as the old residential building on the said plot of land has been demolished by the owner as morefully described in **First Schedule-(A)**.

A N D

WHEREAS by another Deed of Sale Ashok Kumar Ray duly represented by his constituted attorney Dr. Amarendra Kumar Biswas along with Smt. Santana Ghosh and

Mailing Address :

Resi. Cum Chamber : Vidyasagarpur, P.O.-Inda, Kharagpur, Dist. : Paschim Medinipur, PIN - 721305
Phone No. : 03222- 226287 (Kharagpur), Mobile : 9434042297

Date :

Ref. No. :

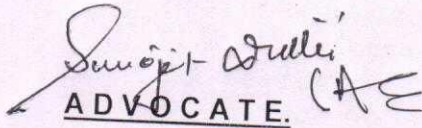
Bandana Biswas sold, transferred and conveyed the 11.50 decimals of land vacant land in favour of Smt. Swapna Ghosh wife of Sri Amal Ghosh & Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury by way of registered Deed of Sale executed and registered in her favour in the Office of Additional Registrar of Assurance of the A.R.A-III, Kolkata and duly entered in Book No.1, Volume No.1903-2016, Page No.76665 – 76697 being Deed No. 1903001828 for the year 2016 and upon the said Deed of Sale the present owner no.2 has been exercising her 11.50 decimals of land vacant land as the old residential building on the said plot of land has been demolished by the owner as morefully described in **First Schedule-(B)**.

WHEREAS both the schedule is collectively referred to as the Schedule-'A' & 'B';

WHEREAS I have caused searches in the Office of the A.D.S.R; Kharagpur as well as before the District Sub-Registrar-1, Midnapore and save & except the aforesaid transaction as stated hereinabove I have found no other transaction.

WHEREAS I have conducted searches in the Court of Ld. Civil Judge(Junior Division); Kharagpur, In the Court of Ld. Civil Judge(Junior Division)2nd Court; Midnapore and in the Court of Ld. Civil Judge(Senior Division)3rd Court; Midnapore and have found no cases pending during the period 2007 to 2020.

That from the perusal of the aforesaid documents I am of the opinion that Smt. Swapna Ghosh wife of Sri Amal Ghosh & Smt. Shelly Chowdhury wife of Late Hem Chandra Chowdhury having a valid, good and marketable title free from all encumbrances in respect of the said property and the Developer SHARITHA CONSTRUCTION duly represented by its Partners (1) SRI M.SHIVA SHANKAR RAO Son of Late M.M.Rao, and (2) SMT. M.SARITHA Wife of Sri M.Shiva Shankar Rao, both resident of 37, New Settlement Market, P.O:Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301.


ADVOCATE.

Enclo: As above.

Mailing Address :

Resi. Cum Chamber : Vidyasagarpur, P.O.-Inda, Kharagpur, Dist. : Paschim Medinipur, PIN - 721305
Phone No. : 03222- 226287 (Kharagpur), Mobile : 9434042297