

Krishna Gopal Tripathi,

M.Com, LLB.

Advocate, High Court, Calcutta.

Mobile : 9836041430

9007373125

Chamber :

AB - 130, Action Area - 1A,

New Town, Kolkata - 700156.

Date : 24-10-2017

**Non Encumbrances Certificate and detailed
Report on Title**

ALL THAT piece or parcel of Rayata Dakhali Swattya "Bastu" land measuring an area of **3 (three) Cottahs**, equivalent to 5 (five) decimals (share 1710) be the same a little more or less, together with all easement rights and common passages, comprised in part of C.S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, thereafter Khanda Khatian No. 2707, L.R. Khatian No. 3740, New L.R. Khatian No. 12298, appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rajarhat Goopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 Kolkata - 700136 within **P. S. Airport** within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City) in the District of North 24 - Parganas, free from all encumbrances.

Present Owner of the Property : **SMT. ANNAPURNA MONDAL** wife of Sri Sarat Kumar Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Krishnapur, Purba Para, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas.

I have caused necessary searching through Internet system and in Index No. 1 in the office of the ADSR, Bidhannagar DR, Barasat and Additional Registrar of Assurances, Calcutta in the name of **SMT. ANNAPURNA MONDAL from 2000 to 2017**. During searching I have got an entry of Deed of Sale dated 25th April, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 4, Page from 6221 to 6238, Being No. 01154 for the year 2014, by which she purchased **ALL THAT** piece or parcel of Rayata Dakhali Swattya "Bastu" land measuring an area of **3 (three) Cottahs**, equivalent to 5 (five) decimals (share 1710) be the same a little more or less, together with all easement rights and common passages, comprised in part of C.S. Dag No. 3812, **R. S. Dag No. 2828** under C. S. Khatian No. 176, R. S. Khatian No. 232, thereafter Khanda Khatian No. 2707, L.R. Khatian No. 3740, New L.R. Khatian No. 12298, appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 within the local jurisdiction of Rajarhat


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Goopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 Kolkata – 700136 within **P. S. Airport** within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances from Ram Pratap Singh son of Late Surya Deo Singh.

After investigations from the available Records and photocopies of Title Deed and requisite papers, it is revealed that the said plot of land has been amalgamated with the other Landowners vide **Deed of Amalgamation dated 21st July, 2017, registered in the office of the ADSR, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2017, Pages from 35373 to 35432, Being No. 150400961 for the year 2017 followed by Development Agreement with Annapurna Nirman Pvt. Ltd. duly represented by its director Mr. Bikash Mondal son of Sri Sarat Kumar Mondal and the said Development Agreement was registered in the office of the ADSR, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2017, Page from 42163 to 42233, Being No. 150401128 for the year 2017** and the said land is free from sorts of encumbrances and the said property has an absolutely clear, free and marketable title.

I also certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the CIT and any other authority and is fit for equitable mortgage.

Encl: Search Receipts.

 24/10/2017
K. G. TRIPATHI
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[New Rule Form No. 19 (Appendix-I)]

No. REGN X 321779

Receipt for Fees Deposited for Search or Inspection

1. Number of application..... 61814
2. Date of application..... 13-10-12
3. Month for the year(s)..... 2000-12
4. Name of office to which the record to be searched or inspected relates..... P R + B. Nagar
5. Name of person or property to be searched..... Annapurna Mondal
6. Nature of document.....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
8. Name of person from whom received..... A Basak
9. Fees paid under Article..... 38V

Registrar of.....

851332

MIS ISSUED

1/27/10/17

Bidman Mago



ADSR/ADSR
Please allow the applicant to search
the documents for the year 2000
2017.

For ADSR (Rec)
North 24-Pa
10.10.17

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Handwritten text, possibly initials or a date, appearing as 'YSA'.

No. REGN Y

013583

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 118586
- 2. Date of application..... 13.10.12
- 3. Search for the year(s)..... 2000-12
- 4. Name of office to which the record to be searched or inspected relates..... PAM
- 5. Name of person or property to be searched..... J Sh
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Annapurna Monolal
- 8. From whom received..... A. Basak
- 9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

197

Registrar of.....

S.B.P., Calcutta-700 015.

Khanna
S. No. 140, 100

K. Srinivas
G. TRIPATHI