

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 and parcel of Bastu land measuring an area of 01 Cottah 04 Chittacks 26 Square Feet, be the same a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, Pargana-Kolkata, comprised in C. S. Dag No. 3823 corresponding to R. S. Dag No. 2839, New L. R. Khatian No. 12133, within P.S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances.

Present Owner of the Property : **SRI BIKASH MONDAL** son of Sri Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, residing at at Krishnapur, Purbapara, P.O. Krishnapur, 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 **MR. BIKASH MONDAL from 2000 to 2017**. During searching I have got an entry of Deed of Sale dated 10th December, 2014 registered in the office of the A.D.S.R, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 9, Page from 10376 to 10395, Being No. 03469 for the year 2014, by which he purchased **ALL THAT** piece and parcel of Bastu land measuring an area of 01 Cottah 04 Chittacks 26 Square Feet, be the same a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, J. L. No. 2, R. S. No. 140, Touzi No. 2998, Pargana-Kolkata, comprised in C. S. Dag No. 3823 corresponding to R. S. Dag No. 2839, New L. R. Khatian No. 12133, within P.S. Airport within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances from Ranjit Roy (alias Ranjit Kumar Roy) son of Late Kalipada Roy.


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ADVOCATE, HIGH COURT,
CALCUTTA

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.


K. G. TRIPATHI
M.Com.LLB,
ADVOCATE, HIGH COURT,
CALCUTTA

[New Rule Form No. 19 (Appendix-I)]

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No. REGN XI 321780

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 61815

Date of application..... 13-10-12

Search for the year(s)..... 2006-12

Name of office to which the record to be searched or inspected relates..... DR + B. Nagar

Name of person or property to be searched..... Bikash Mondal

Nature of document.....

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

From whom received..... A Basak

Fees paid under Article—

(i) 38/-
(ii)

Registrar of.....

080188

ISSUED

13/10/17

DR/DSR/ADSR Bidhan Roy
Please allow the applicant to search
the documents for the year 2000
to 2017

For A.D.S.R. (R. Com)
North 24 Parganas

13/10/17



A. B. Roy

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No. REGN Y- 013587

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 118587
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..... Ran
5. Name of person or property to be searched..... J. S. S.
6. Nature of document.....
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Bikash Mondal
8. From whom received..... A. Basak
9. Fees paid under Article—
F(1) (i) 19/-
F(1) (ii)
F(2)

..... Registrar of.....