

Krishna Gopal Tripathi,

M.Com, LLB.

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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 08 Chittacks of land in Plot No. 1, comprised in C. S. Dag No. 3823, R. S. **Dag No. 2839** under C. S. Khatian No. 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878 and land admeasuring 03 Cottahs 05 Chittacks 14 Sq. Ft., in plot No. CD/11, comprised in C. S. Dag No. 3814, R. S. **Dag No. 2830** under R. S. Khatian No. 310, R. S. Khanda Khatian No. 2387, 2388 and 2391, having total land measuring an area of **04 (four) Cottahs 13 (thirteen) Chittacks 14 (fourteen) Square Feet**, a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, Pargana-Kolkata, P.S. Airport (Dum Dum) within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), J. L. No. 2, Touzi No. 2998, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, bearing Holding No. RGM/5/117, Block 'B' and RGM/5/118, Block 'B' in the District of North 24 - Parganas, free from all encumbrances, purchased by virtue of Deed of Conveyance dated 19-09-2012, registered in the office of the District Registrar, Barasat and recorded in Book No. 1, CD Volume No. 47, Page from 3419 to 3451, Being No. 13889 for the year 2012.

Present Owner of the Property : SMT. JHINKU ROY wife of Partha Pratim Roy, by faith - Hindu, by Occupation - Private Service, by Nationality - Indian, residing at 267, Lake Town, Block 'B', P.O. & P.S. Lake Town, Kolkata - 700 089 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. JHINKU ROY from 2000 to 2017**. During searching I have got an entry of Deed of Sale dated 19-09-2012, registered in the office of the District Registrar, Barasat and recorded in Book No. 1, CD Volume No. 47, Page from 3419 to 3451, Being No. 13889 for the year 2012, by which she purchased **ALL THAT** piece and parcel of Bastu land measuring an area of 01 Cottah 08 Chittacks of land in Plot No. 1, comprised in C. S. Dag No. 3823, R. S. **Dag No. 2839** under C. S. Khatian No. 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878 and


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land admeasuring 03 Cottahs 05 Chittacks 14 Sq. Ft., in plot No. CD/11, comprised in C. S. Dag No. 3814, **R. S. Dag No. 2830** under R. S. Khatian No. 310, R. S. Khanda Khatian No. 2387, 2388 and 2391, having total land measuring an area of **04 (four) Cottahs 13 (thirteen) Chittacks 14 (fourteen) Square Feet**, a little more or less, together with all easement rights, lying and situated at Mouza Gopalpur, Pargana-Kolkata, P.S. Airport (Dum Dum) within the Registration Jurisdiction of ADSR, Bidhannagar (Salt Lake City), J. L. No. 2, Touzi No. 2998, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 5, bearing Holding No. RGM/5/117, Block 'B' and RGM/5/118, Block 'B' in the District of North 24 – Parganas, free from all encumbrances, from Bejoy Shaw son of Late Raghu Nath Shaw.

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 and previously the said Owner entered into a Development Agreement dated 08-08-2014 with Annapurna Nirman Pvt. Ltd. vide Book No. 1, CD Volume No. 7, Pages 12741 to 12766, Being No. 02305 for the year 2014 registered at ADSR, Bidhannagar** 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
M.Com.LLB,
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No. REGN X- 321773

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 61802

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

Search for the year(s)..... 2000-12

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

DR B Nagar

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

Shrinu Roy

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 B Barak

Fees paid under Article—

- (i) 387
- (ii)

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

STTA



ISSUED

18/10/17

DS/RSR/ADSR... Bidhan Nagar

Please allow the applicant to search the documents for the year 2000....

2017

For A.D.S.R (Records) Naria 24 Paschim

18/10/17

2017

2017

STTA

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

Form No. 1556

No. REGN Y 013583

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 118580

Date of application..... 13/10/12

Search for the year(s)..... 2000-12

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

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

6. Nature of document..... Sale

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

8. From whom received..... A. Basak

9. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

197
Registrar of.....