

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**

[PART - I]

ALL THAT un-divided **half share** of Bastu land measuring **13.60 decimals** equivalent to **6.80 decimals equivalent to 4 Cottahs 2 Chittacks**, a little more or less, being **Plot No. 'C'** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within **Police Station - Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances and the said land is owned in the following manner:

<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in decimals</u>
10581	2840	0.3039	5.77
10579	2840	0.0217	0.41
10582	2840	0.1953	3.71
10583	2840	0.1955	3.71

New L.R. Khatian Nos. 11764 and 11765

Hence, total Land in R. S. Dag No. 2840 stands 13.60 deci.

Half share of the total Area of Shall land stands 6.80 decimals equivalent to 4 Cottahs 2 Chittacks more or less, purchased by virtue of a Deed of Sale dated 20th December, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Page from 4381 to 4406, Being No. 03750 for the year 2013.

[PART - II]

ALL THAT un-divided **half share** of Bastu land measuring **13.60 decimals** equivalent to **6.80 decimals equivalent to 4 Cottahs 2 Chittacks**, a little more or less, being **Plot No. 'C/1'** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within **Police Station Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal

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Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances and the said land is owned by the Vendors and having being mutated in the Records of the B.L. & L.R.O., Rajarhat in the following manner:

<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in decimals</u>
10581	2840	0.3039	5.77
10579	2840	0.0217	0.41
10582	2840	0.1953	3.71
10583	2840	0.1955	3.71

Hence, total Land in R. S. Dag No. 2840 stands 13.60 deci.

New L.R. Khatian Nos. 11764 and 11765

Half share of the total Area of Shali land stands 6.80 decimals equivalent to 4 Cottahs 2 Chittacks more or less.


purchased by virtue of a Deed of Sale dated 20th December, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Page from 4540 to 4565, Being No. 03759 for the year 2013.

PART – III

ALL THAT piece or parcel of revenue paying Rayata Dakhali Swatya Bastu land measuring **3 (three) Cottahs 9 (nine) Chittacks 07 (seven) Square Feet**, a little more or less, including Common Passage, appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 in the District of North 24 – Parganas, TOGETHER WITH all easement rights of common passage 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, there under Khanda R.S. Khatian No. 2707, L.R. Khatian No. 10685, New L.R. Khatian Nos. 11764 and 11765 : land measuring 3 (three) decimals and L.R. Khatian No. 10684 : New L.R. Khatian Nos. 11764 and 11765 land measuring 3 (three) decimals, within the local limits of Rajarhat Gopalpur Municipality Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04, **Police Station – Airport**, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24 – Parganas, free from all encumbrances, purchased by virtue of a Deed of Sale dated 24th January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 5165 to 5182, Being No. 00224 for the year 2014.

PART – IV

ALL THAT Bastu land measuring an area of **0.73 decimals** (share 0.0384) equivalent to **7 Chittacks 03 Sq. Ft.**, a little more or less, being **Plot No. C/2**, TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, L.R. Khatian No. 10580, New L.R. Khatian Nos. 11764 and 11765 comprised in **R. S. Dag No. 2844** within Police


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Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, purchased by virtue of a Deed of Sale dated 31st January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 6718 to 6735, Being No. 00296 for the year 2014.

Present Owner of the Property : **[1]KEDARNATH NIRMAN PVT. LTD., [PAN : AAFCK2477H]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SATHI MONDAL [PAN : AYJPM5732G]** wife of Bikash Mondal, by faith – Hindu, by Nationality – Indian and **[2] CHANDRA SEKHAR NIRMAN PVT. LTD., [PAN : AAFCC3453R]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SARAT KUMAR MONDAL [PAN : AENPM2492P]** son of Late Abinash Chandra Mondal, by faith – Hindu, by Nationality – Indian,

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 **[1]KEDARNATH NIRMAN PVT. LTD., and [2] CHANDRA SEKHAR NIRMAN PVT. LTD.** from **2000 to 2017**. During searching I have got several Sale entries vide (1) Deed of Sale dated 20th December, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Page from 4381 to 4406, Being No. 03750 for the year 2013, by which the said two Companies purchased **ALL THAT** un-divided **half share** of Bastu land measuring **13.60 decimals** equivalent to **6.80 decimals equivalent to 4 Cottahs 2 Chittacks**, a little more or less, being **Plot No. 'C'** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within **Police Station - Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances and the said land is owned in the following manner:

<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in decimals</u>
10581	2840	0.3039	5.77
10579	2840	0.0217	0.41
10582	2840	0.1953	3.71
10583	2840	0.1955	3.71

New L.R. Khatian Nos. 11764 and 11765


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Hence, total Land in R. S. Dag No. 2840 stands 13.60 deci.

Half share of the total Area of Shali land stands 6.80 decimals equivalent to 4 Cottahs 2 Chittacks more or less, from Gopal Nandi, Lopa Chakraborty, Priya Nandi and Koyel Nandi.

(2) Vide Sale Deed dated 20th December, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 11, Page from 4540 to 4565, Being No. 03759 for the year 2013, by which they purchased **ALL THAT** undivided **half share** of Bastu land measuring **13.60 decimals** equivalent to **6.80 decimals equivalent to 4 Cottahs 2 Chittacks**, a little more or less, being **Plot No. 'C/1'** TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, within **Police Station Airport** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances and the said land is owned by the Vendors and having being mutated in the Records of the B.L. & L.R.O., Rajarhat in the following manner:

<u>L.R. Kh.</u>	<u>R.S. Dag No.</u>	<u>Share</u>	<u>Area in decimals</u>
10581	2840	0.3039	5.77
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Hence, total Land in R. S. Dag No. 2840 stands 13.60 deci.

New L.R. Khatian Nos. 11764 and 11765

Half share of the total Area of Shali land stands 6.80 decimals equivalent to 4 Cottahs 2 Chittacks more or less, from Gopal Nandi, Lopa Chakraborty, Priya Nandi and Koyel Nandi.

(3) Vide Sale Deed dated 24th January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 5165 to 5182. Being No. 00224 for the year 2014 by which the said Companies purchased **ALL THAT** piece or parcel of revenue paying Rayata Dakhali Swatya Bastu land measuring **3 (three) Cottahs 9 (nine) Chittacks 07 (seven) Square Feet**, a little more or less, including Common Passage, appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998 in the District of North 24 - Parganas, TOGETHER WITH all easement rights of common passage 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, there under Khanda R.S. Khatian No. 2707, L.R. Khatian No. 10685, New L.R. Khatian Nos. 11764 and 11765 ; land measuring 3 (three) decimals and L.R. Khatian No.10684 : New L.R.

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Khatian Nos. 11764 and 11765 land measuring 3 (three) decimals, within the local limits of Rajarhat Gopalpur Municipality Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04, **Police Station - Airport**, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) in the District of North 24 - Parganas, free from all encumbrances, from Sohan Lal shaw and Jagadish Prasad Shaw and

(4) Vide Sale Deed dated 31st January, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 1, Page from 6718 to 6735, Being No. 00296 for the year 2014, by which the said Companies purchased **ALL THAT** Bastu land measuring an area of **0.73 decimals** (share 0.0384) equivalent to **7 Chittacks 03 Sq. Ft.**, a little more or less, being **Plot No. C/2**, TOGETHER WITH all easement rights over the said plot of land appertaining to **Mouza - Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, L.R. Khatian No. 10580, New L.R. Khatian Nos. 11764 and 11765 comprised in **R. S. Dag No. 2844** within Police Station Airport within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances from Gopa Majumdar wife of Sri Samir Ranjan Majumdar.

After investigations from the available Records and photocopies of Title Deed and requisite papers, it is revealed that the said plots 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.


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

No. REGN ~~X~~ 321776

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 6184
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.....
D R + B. Nagar
Name of person or property to be searched.....
Nature of document..... Kedarnath Nizman
Particulars of record to be inspected (year, number, book, volume and page in the case of
registered document)..... Pvt Ltd.
From whom received..... A Basak
Fees paid under Article—

(i)
(ii) 587

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

OFFICE OF THE RECORDS

11812
10-01-21
81-2525

ISSUE

13.10.17



Please allow the applicant to search
the documents for the year 2000.
10.10.17

Bidhan Nagar.

For A.D.S.R. (Recorder)
North 24 Parganas
12.10.17

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No. REGN Y - 013583

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 118583
- 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..... RAJ
- 5. Name of person or property to be searched..... J. S. 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)..... Kedar Nath Nirman
PUT 401
- From whom received..... A. B. B. B.
- J. Fees paid under Article—

F (1) (i)

F (1) (ii)

F (2)

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↑

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

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

No. REGN X- 321775

Receipt for Fees Deposited for Search or Inspection

2. Serial Number of application..... 61810

3. Date of application..... 12-10-17
2000-17

4. Search for the year(s).....

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

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

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

From whom received.....
A Basak

Fees paid under Article—

F (i) 38/-

F (ii)

F (iii)

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

375158

RECEIVED

01213
71-01 ISSUED

01-0000 13.10.17



ADSR Bidhan Karm
Please allow the applicant to search
the documents for the year 2000
2017

For ADSR (Records)
North 24 Parganas
13.10.17

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No. REGN Y - 013582

Receipt for Fees Deposited for Search or Inspection

- 2. Serial Number of application..... 118582
- 3. 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..... P.S.M.
- 6. Name of person or property to be searched..... T. S. S.
- 7. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Chandan Sekhar Nirman
- 8. From whom received..... Put Hol A - Basuk
- 9. Fees paid under Article—
 F (1) (i) 191/-
 F (1) (ii)
 F (2)

Registrar of.....