

**Krishna Gopal Tripathi,**  
M.Com, LLB.  
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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 **02 Cottah 04 Chittacks**, a little more or less, lying and situated at **Mouza - Gopalpur**, J. L. No. 2, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3830, **R. S. Dag No. 2844** under C. S. Khatian No. 1575, R. S. Khatian No. 1550 recorded as L.R. Khatian No. 21501 in the name of Sandhya Rani Saha, L. R. Khatian No. 21503 in the name of Gopa Saha and L.R. Khatian No. 21502 in the name of Dipa Saha within the jurisdiction of **Airport Police Station** within the local limits of **Bidhannagar Municipal Corporation, Ward No. 4** in the District of North 24 - Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances.

**Present Owner of the Property : (1) SMT. SANDHYA RANI SAHA, [PAN : DIHPS2548B]** wife of Late Satya Ranjan Saha, (2) **MISS. GOPA SAHA [PAN : DIHPS2544P]** and (3) **MISS. DIPSA SAHA [PAN : DIHPS2546R]**, both daughters of Late Satya Ranjan Saha, all by faith - Hindu, by Occupation - House wife, by Nationality - Indian, residing at 5, Dakshindari Nehru Colony, Kolkata - 700 048, P.S. Lake Town 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 **Satya Ranjan Saha from 2000 to 2017**. During searching I have got an entry of Deed of Gift dated 30-04-2010, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 7, Page from 7674 to 7689, Being No. 04367 for the year 2010, by which he acquired **ALL THAT** piece and parcel of Bastu land measuring an area of **02 Cottah 04 Chittacks**, a little more or less, lying and situated at **Mouza - Gopalpur**, J. L. No. 2, R. S. No. 140, Touzi No. 125B/1, comprised in C. S. Dag No. 3830, **R. S. Dag No. 2844** under C. S. Khatian No. 1575, R. S. Khatian No. 1550

  
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recorded as L.R. Khatian No. 21501, L. R. Khatian No. 21503 and L.R. Khatian No. 21502 within the jurisdiction of **Airport Police Station** within the local limits of **Bidhannagar Municipal Corporation, Ward No. 4** in the District of North 24 – Parganas TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, from Swapan Saha, Anjali Saha, Tumpa Saha, Rimpa Saha and Durga Saha (Shaw), .

While in absolute possession of the aforesaid property the said Satya Ranjan Saha died intestate leaving behind him surviving his wife **Smt. Sandhya Rani Saha**, two daughters namely **MISS. GOPA SAHA** and (3) **MISS. DIPA SAHA** as his only legal heirs and successors by operation of Hindu Succession Act, 1956 and by virtue of the said law of inheritance and devolution of property the became the joint owners of the aforesaid property in equal shares.

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 21<sup>st</sup> 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, previously the said joint owners executed a Development Agreement dated 15-06-2016 registered at ADSR, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2016, Pages from 37805 to 37842, Being No. 150401056 followed by a Supplementary Developoment Agreement dated 11-11-2016, registered at ADSR, Bidhannagar and recorded in Book No. 1, Volume No. 1504-2016, Page from 64907 to 64928, Being No. 1504-01817 for the year 2016** 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.

Encló : Search Receipts.

 24/10/17  
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[New Rule Form No. 19 (Appendix-I)]

No. REGN **X** 321772

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application.....  
2. Date of application.....  
3. Search for the year(s).....  
4. Name of office to which the record to be searched or inspected relates.....  
5. Name of person or property to be searched.....  
6. Nature of document.....  
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....  
8. From whom received.....  
9. Fees paid under Article 35F.....  
F (i).....  
F (ii).....  
F (iii).....

61807  
13-10-17  
2000-17

DR + B. Nagar

Satya Ranjan Saha

A Basak

Registrar of.....

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

No. REGN Y - 013579

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 118579  
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..... RSMY  
5. Name of person or property to be searched..... Sida  
6. Nature of document.....  
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Satya Ranjan Saha  
8. From whom received..... A. Bhusari  
9. Fees paid under Article—  
F (1) (i) 19/-  
F (1) (ii)  
F (2)

Registrar of.....

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