

**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** Bastu land measuring an area of **3 (three) Cottahs**, be the same a little more or less 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, comprised in C. S. (Praja) Khatian Nos. 4, 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878, L. R. Khatian No. 2613, new L.R. Khatian No. 21183, C. S. Dag No. 3823, **R. S. Dag No. 2839** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 having Municipal Holding No. AS/69/BL-B/13-14 within **P.S. Airport** in the District of North 24 - Parganas, free from all encumbrances.

Present Owner of the Property : **SRI SARAT KUMAR MONDAL** son of Late Abinash Chandra Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Krishnapur, Purbapara, 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. SARAT KUMAR MONDAL from 2000 to 2017**. During searching I have got an entry of Deed of Sale dated 18<sup>th</sup> July, 2014, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 7, Page from 5642 to 5661, Being No. 02014 for the year 2014, by which he purchased **ALL THAT** Bastu land measuring an area of **3 (three) Cottahs**, be the same a little more or less 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, comprised in C. S. (Praja) Khatian Nos. 4, 1290, 1291, 1292, R. S. Khatian No. 2876, 2877, 2878, L. R. Khatian No. 2613, new L.R. Khatian No. 21183, C. S. Dag No. 3823, **R. S. Dag No. 2839** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05, presently Bidhannagar Municipal Corporation, Ward No. 04 having Municipal Holding No. AS/69/BL-B/13-14 within **P.S. Airport** in the District of North 24 - Parganas, free from all encumbrances, from Shyamalendu Maity son of Indu Bhusan Maity.

  
**K. G. TRIPATHI**  
M.Com, LLB,  
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 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 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* 24/10/2018  
K. G. TRIPATHI  
M.Com.LLB,  
ADVOCATE, HIGH COURT,  
CALCUTTA

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

No. REGN X **321778**

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... **6213**

Date of application..... **13-10-17**

Search for the year(s)..... **2000-17**

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..... **Sarat K. 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.....

381738

...

18/10/17

ISSUED

18/10/17



Bishan Singh

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

For A.D.S.R. (Records)  
North 24-Party

18/10/17

18/10/17

1556

No. REGN Y 013583

Receipt for Fees Deposited for Search or Inspection

- 2. Serial Number of application..... 118585
- 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..... RM
- 5. Name of person or property to be searched.....
- 6. Nature of document.....
- 6. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Sarat Kumar Mondal
- 7. From whom received..... A. Basak
- 8. Fees paid under Article—
- F (1) (i)
- F (1) (ii)
- F (2)

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Registrar of.....