

Krishna Gopal Tripathi,

M.Com, LLB.

Advocate, High Court, Calcutta.

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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**

[PART - I]

ALL THAT Bastu land measuring an area of 10.89 decimals equivalent to **6 Cottahs 9 Chittacks 27 Sq. Ft.**, a little more or less, TOGETHER WITH all easement rights over the said plots of land divided into two plots, [Plot No. A land measuring 2.89 decimals comprised in R. S. Dag No. 2844, L.R. Khatian Nos. 10,581, 10579, 10582 and 10583, New L.R. Khatian No. 11743 and Plot No. B comprised in R. S. Dag No. 2829, L.R. Khatian Nos. 10582 and 10583, New L.R. Khatian No. 11743 land measuring 8.00 decimals] 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, purchased from Sri Gopal Nandi & Others by virtue of a Deed of Sale dated 29th November, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 10, Pages from 4693 to 4720, Being No. 03448 for the year 2013.

[PART - II]

ALL THAT Bastu land measuring an area of **0.41 decimals** (share 0.0217) equivalent to **4 Chittacks**, a little more or less, being **Plot No. A/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, L.R. Khatian No. 10580, New L.R. Khatian No. 11743 comprised in **R. S. Dag No. 2840** 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, purchased from Smt. Gopa Majumdar 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, Pages from 6701 to 6717, Being No. 00295 for the year 2014.


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Present Owner of the Property : **SOMENATH NIRMAN PRIVATE LIMITED**, a Private Limited Company incorporated under the Companies Act, 1956; having its office at Krishnapur, Purbapara, Kolkata - 700102 and represented by its Director : **SRI BIKASH MONDAL [PAN : AIJPM7198J]** son of Sarat Kumar 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 **SOMENATH NIRMAN PRIVATE LIMITED** from **2000 to 2017**. During searching I have got several Sale entries vide (1) Deed of Sale dated 29th November, 2013, registered in the office of the ADSR, Bidhannagar (Salt Lake City) and recorded in Book No. 1, CD Volume No. 10, Pages from 4693 to 4720, Being No. 03448 for the year 2013, by which the said Company purchased **ALL THAT** Bastu land measuring an area of 10.89 decimals equivalent to **6 Cottahs 9 Chittacks 27 Sq. Ft.**, a little more or less, TOGETHER WITH all easement rights over the said plots of land divided into two plots, [**Plot No. A** land measuring 2.89 decimals comprised in R. S. Dag No. 2844, L.R. Khatian Nos. 10,581, 10579, 10582 and 10583, New L.R. Khatian No. 11743 and **Plot No. B** comprised in R. S. Dag No. 2829, L.R. Khatian Nos. 10582 and 10583, New L.R. Khatian No. 11743 land measuring 8.00 decimals] 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, from Gopal Nandi, Lopa Chakraborty, Priya Nandi and Koyel Nandi.

(2) 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, Pages from 6701 to 6717, Being No. 00295 for the year 2014, the said Company purchased **ALL THAT** Bastu land measuring an area of **0.41 decimals** (share 0.0217) equivalent to **4 Chittacks**, a little more or less, being **Plot No. A/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, L.R. Khatian No. 10580, New L.R. Khatian No. 11743 comprised in **R. S. Dag No. 2840** 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.


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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.

 24/10/17
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No. REGN X: 321774

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 61809
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
6 Name of person or property to be searched.....
7 Nature of document..... Somnathi Nizman
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Pvt. Ltd.
8 From whom received..... A Basak
9 Fees paid under Article—
F (i) 38/-
F (ii)

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

STATE OF MICHIGAN
DEPARTMENT OF TREASURY

2081-2
17-10-17
91-0000

ISSUED
12/18/17



DR/DSR/ADSR
Please allow the applicant to search
the documents for the year 2000
10...2017
12/18/17

For ADSR (Records)
North 24 Palms

[New Rule Form No. 19 (Appendix-1)]

No. REGN Y 013581

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 118581
2. 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..... *J*
6. Nature of document..... *Stk*
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... *Somnath Nirman Pvt*
Vol
8. From whom received..... *A. Basak*
9. Fees paid under Article—
- F (1) (i) *197*
- F (1) (ii)
- F (2)

Registrar of..... *[Signature]*