

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

DEED OF DECLARATION

I, Arpit Giria son of Sunil Kumar Giria residing CD-35, Sector-1, Salt lake City Ground Floor, Kolkata- 700064, Police Station Bidhan Nagar North, Post Office Bidhan Nagar, having PAN BKKPG0009G, faith Hindu, by occupation businessman, Partner of A T K MANOR DEVELOPERS LLP, a Limited Liability Partnership firm, having its Registered Office at 63, Rafi Ahmed Kidwai Road, Kolkata - 700016 (hereinafter referred to as "the Developer") declare and say as follows:-

1. That the Developer has got right of development in respect of piece or parcel of land containing an area of 1.4059 acre more or less situate lying at and being a divided and demarcated portion of L.R. Dag No. 2708 recorded in L.R. Khatian No. 1296 (formerly portion of R.S. Dag No. 2708 recorded in R.S. Khatian No. 1341) in Mouza Ghuni, J. L. No. 23 under Police Station New Town (formerly Rajarhat) within the jurisdiction of Jyangra Hatiara Gram Panchayat No.2 in the District of North 24 Parganas (hereinafter referred to as "the said Property") by a registered Development Agreement dated 14th September 2018.

M. T. ANWAR
Notary, Regn. No. 4032907
Govt. of India
C. M. M. S Court
2, Bankshalli Street
Kolkata

04 FEB 2024



2. That the building plans for construction of the Building has been caused sanctioned the Rajarhat Panchayat Samity vide Building Permit/Approval Order No. 1628/RPS dated 18th November 2020.
3. That the Developer has made an application bearing No.MPR01623 on 30th November 2020 before the West Bengal Housing Industry Regulation Authority ("WBHIRA") for registration of project at the said property and provided all required documents therein.
4. That the Developer has disclosed before the West Bengal Housing Industry Regulation Authority about two suits being Title Suit Nos. 207 of 2003 and 377 of 2018 pending before the Ld. 1st Court of Civil Judge, Junior Division at Barasat (hereinafter referred to as "**the said Litigations**") and also submitted to the authorities that the suits are frivolous in nature. There is no injunction order passed in the suits.
5. That the Developer agrees and undertakes that in the unlikely event of the suits succeeding and thereby the project suffers the Developer shall at the request of the Allottees refund all amounts received from the allottees as per the provisions of the West Bengal Housing Industry Regulation Act and Rules.
6. That the Developer will deliver possession of the flats to the allottees free from all encumbrances. In case of failure of the delivery of possession due to pending cases (the said Litigations), the Developer will on demand by any allottee return the total amount of the allottee alongwith necessary compensation and interest as per law.

IN WITNESS WHEREOF I have hereunto set and subscribed my hands and seals
on this 08 day of 2021 Two Thousand and Twenty One.



2. That the building plans for construction of the Building has been caused sanctioned the Rajarhat Panchayat Samity vide Building Permit/Approval Order No. 1628/RPS dated 18th November 2020.
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IN WITNESS WHEREOF I have hereunto set and subscribed my hands and seals on this 04 FEB 2021 day of February Two Thousand and Twenty One.

EXECUTED AND DELIVERED by
me, the withinnamed **Arpit Giria** behalf
of Arpit Giria
A T K MANOR DEVELOPERS LLP at
Kolkata in the presence of:

1. Syed Anwar Aman
72 Tiljala Road
Kolkata- 700046
2. Abul Kalam
33 A/B Taltala, 1st
Kolkata-16

SIGNATURE ATTESTED
ON IDENTIFICATION BY
LD. ADVOCATE

M. T. ANWAR
NOTARY
Regn. No. 4623/07
Govt. of India
C.M.M.S. Court
Kolkata

M. T. ANWAR
Notary, Regn. No. 4623/07
Govt. of India
C. M. M. S. Court
2, Bankshali Street
Kolkata



Identified by me,
Sampa Paul
Advocate
Sampa Paul
C.M.M. Court Kolkata

04 FEB 2021

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Phone: 2262 7396(O)
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
Kolkata - 700 040

CHAMBER:
11, Old Post Office Street,
Ground Floor,
Kolkata-700 001

To
A T K Manor Developers LLP
63, Rafi Ahmed Kidwai Road,
Kolkata - 700 016.

Dated: December 06, 2020.

**Non Encumbrances Certificate & Detailed Report on Title
Biswanath Bhattacharjee (also known as Biswanath Bhattacharya)**

Schedule of the Property: ALL THAT piece and parcel of lands admeasuring 1.4059 acres or 140.59 satak more or less being a divided and demarcated portion of R.S. & L.R. Dag No. 2708 recorded in L.R. Khatian No.1296 in Mouza Ghuni, J.L. No.23 under P.S. New Town (formerly Rajarhat) in the jurisdiction of Jyangra Hatiara Gram Panchayet No.2.

Present Owner of the said Property: Biswanath Bhattacharjee (also known as Biswanath Bhattacharya)

Place and period of searching: Necessary searches have been conducted at the Office of D.R. Barasat, A.D.S.R. Bidhannagar, A.D.S.R. Rajarhat Registrar of Assurances Kolkata for the period from 2007 to 2020 and in the Court of the 1st Civil Judge Senior Division & 1st Civil Judge Junior Division at Barasat from 2009 to 2020 in respect of Title Suit in the name of Biswanath Bhattacharjee (also known as Biswanath Bhattacharya).

My report is as follows: I have perused and considered the copies of the relevant documents pertaining to the above premises and my report is as follows:

THAT A T K Manor Developers LLP has entered into a joint development Agreement dated 14th September 2018 with the said Biswanath Bhattacharjee when he was alive and such agreement between the parties was registered with the Additional Registrar of Assurance IV Kolkata in Book No.1, Volume No.1904-2018 Pages from 398785 to 398838 Being No.190410499 for the year 2018 in respect of the said land along with another property.

From the available records from the searches made in the Registry Offices being D.R. Barasat, A.D.S.R. Bidhannagar, A.D.S.R. Rajarhat Registrar of Assurances Kolkata for the period from 2007 to 2020 (also known as Biswanath Bhattacharya) I did not find any encumbrances.

Sanjukta Ray
Advocate

SANJUKTA RAY
ADVOCATE

Mobile: 9830248307
Phone: 2262 7396(O)
Email: sanjukray@gmail.com

RESIDENCE:
32/51 D, Chandi Ghose Road,
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CHAMBER:
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Ground Floor,
Kolkata-700 001

2.

It appears from the court search in the Court of the 1st Civil Judge Senior + Jr. Division at Barasat from 2009 to 2020 in respect of Title Suit in the name of Biswanath Bhattacharjee, that there are no Title Suits pending in respect of Biswanath Bhattacharjee also known as Biswanath Bhattacharya before the 1st Civil Judge Senior Division at Barasat. However, one case being T.S. No.377/2018 has been found pending before the 1st Civil Judge Junior Division at Barasat against Biswanath Bhattacharjee as per searches made.

Opinion: On the basis of the searches made and the copies of documents produced before me, I hereby certify that the abovementioned property of Biswanath Bhattacharjee also known as Biswanath Bhattacharya is free from all sorts of encumbrances, charges, liabilities, liens, lispendens of any kind whatsoever and the said property is clear, free and marketable except for the case pending before the 1st Civil Judge Junior Division at Barasat against Biswanath Bhattacharjee being T.S. No.377/2018. The subject deed is valid and genuine.

It is also hereby certified that the abovementioned property is fit for Equitable Mortgage. It is advisable that the said owner should produce mutation certificate and upto date Gram Panchayat Tax and Khazna Receipt before the Authority of the Bank in question.

The receipts for the relevant searches of the registry office and the court searches are enclosed.

Encl: As above.

Yours faithfully,
Sanjukta Ray
Sanjukta Ray
Advocate.

Dated - 10/12/2020

To

Mrs. Sanjukta Roy

Advocate

High Court, Kolkata

Ref : - Mouza- Ghuni, P.S- Rajarhat, L.R.
Dag, No- 2708, Khatian No- 1296 under
Rajarhat Gopalpur Municipality District-
North 24 Parganas.

SEARCHING REPORT OF THE RECORDS FOR CAPTIONED PROPERTY

Sir,

As per your instruction I have searched District Sub-Registrar at Barasat, Additional District Sub-Register Bidhannagar, Additional District Sub-Register Rajarhat and Registrar of Assurances of Kolkata for the period 2007 to 2020, Index - II of the above Mouza- Ghuni, P.S- Rajarhat, L.R. Dag , No- 2708, Khatian No- 1296 under Rajarhat Gopalpur Municipality District- North 24 Parganas.

On searching a per available records supplied by the registration offices I found the following entry of the above Mouza- Ghuni, P.S- Rajarhat, L.R. Dag , No- 2708, Khatian No- 1296 under Rajarhat Gopalpur Municipality District- North 24 Parganas.

DISTRICT SUB - REGISTRAR AT BARASAT NO ENTRY FOUND.

ADDITIONAL DISTRICT SUB-REGISTER AT BIDHANNAGAR NO
ENTRY FOUND

ADDITIONAL DISTRICT SUB-REGISTER AT RAJARHAT NO ENTRY
FOUND

REGISTRAR OF ASSURANCES OF KALKATA ENTRY FOUND.

DEVELOPMENT AGREEMENT CONSTRUCTION DEED NO. 10499
OF 2018 AREA 140.59000000 DEC. (11350 SQ.FT.) DEVELOPER ARPIT
GIRIA.

I also attend 1st Civil Junior Division, at Barasat and 1st Civil Judge Senior Division at Barasat for searching Title Suit from the year 2009 to 2020 after searching 1st Civil Judge Junior Division at Barasat one case is pending Title Suit No. 377/2018 in the name of Biwanath Bhattacharjee, Son of Surendra Nath Bhattacharjee Mouza- Ghuni, P.S- Rajarhat, L.R. Dag , No- 2708, Khatian No- 1296 under Rajarhat Gopalpur Municipality District- North 24 Parganas.

Your are requested to verify the original Title Deed, Mutation Certificate of B.L. & L.R.O. and physical inspection and identification of the land area of actual area who is the possession of the above area. Please also above nature of land **SHALI** in the B.L. & L.R.O. record. Please verify the B.L. & L.R.O. report.

This is information for your necessary action.

Enclosure -

1. Original Search Receipt

Ranjit Manna
Ranjit Manna

No. REGN AA 235686

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 27975
2. Date of application 24/11/2020
3. Search for the year (s) 2007-2012
4. Name of office to which the record to be searched or inspected relates DR + SR - B/maga
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) M. Chuni
Dag - 2708, bh - 1296 11
8. From whom received S. Ray.
9. Fees paid under Article —
- FF (1) (i) 14/—
- FF (2) (ii)
- FF (2)

Registrar of

conducted at
A.D.R.

No. REGN AA 235685

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 27974
2. Date of application..... 24/11/2020
3. Search for the year (s)..... 2012-2020
4. Name of office to which the record to be searched or inspected relates..... DR + ADPR - R 14th
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)..... M. Churi
Dag - 2708, Vol - 1298 11
8. From whom received..... S. Raj
9. Fees paid under Article —
F (1) (i) 20/-
F (2) (ii)
F (2)

..... Registrar of

..... conducted at

No. REGN AA 408284

Receipt for Fees Deposited for Search or Inspection


- Serial Number of application 47284
- Date of application 1/12/62
- Search for the year (s) 1957-70
- Name of office to which the record to be searched or inspected relates Pm
- Name of person or property to be searched #
- Nature of document m
- Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m Ghumani LRD-2708
LRM 1296 P.S. Reichert
R. Manan
- From whom received R. Manan
- Fees paid under Article —
- F (1) (i) 15/-
- F (2) (ii)
- F (2)

Registrar of


SPL/Kolkata-66

... conducted

IT FORM NO. (M) 55 Civil I (H) 30 (Criminal)
APPLICATION FOR INFORMATION

Name of the information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
<p>2 the Court of Law + Civil Judge Jr, Rajahat Barabati whether any Title is filed against Swanath Bhattachar- jee (also known as Pris- anath Bhattacharyya Late Surendra Nath Bhattacharya, mo-Ghuni S. Rajahat. Dag - 2708 -1296, Am - 2009-2020</p>	<p>07.12.2020</p> 	<p>Yes. TS-377/2018. No such case has been filed. Swanath Bhattacharyya as per available Register during year 2009 to 2020 not found.</p>	<p>07.12.2020</p>

RT FORM NO. (M) 55 Civil I (H) 30 (Criminal)
APPLICATION FOR INFORMATION

Name of the information required 3	Date on which information is to be ready 4	Signature of Officer receiving the application 5	Remarks 6
<p>The Court of 1st Civil Judge & District Baraset whether any Title Suit filed against <u>Biswanath Bhatta Chatterjee</u> also known as <u>Biswanath Bhatta Charya S/O S. Bhatta Chatterjee m- chum P.S. Rajahat</u> dt-2708 Kh-1296 2009-2020</p>	<p>25/11/2020</p>		<p>No such case appears to have been pending against <u>Biswanath Bhatta Chatterjee</u> in available filing register during the period 27/8/2009 to 27/10/2020.</p> <p>Clerk in charge 25/11/2020</p>

