

Kanchan Jaiswal
Advocate
High Court at Calcutta

Chamber:
10, Old Post Office Street,
Kolkata 700 001.

Dated: - 16.03.2018

SUB: Non-Encumbrances Certificate and detailed Report on Title

Description of the property:-

ALL THAT piece and parcel of land admeasuring 5 Cottahs lying and situated at Mouza : Doharia, comprised in J.L. No. 45, Touzi no. 146, R.S. No. 132, R.S. Khatian no. 238, Hal Khatian No. 979, R.S. Dag no. 1503, Holding no. 203/2, Methopara (North), District 24 Parganas (North), Police Station : Barasat, Pargana – Anowarpur, under Ward No. 16 (old) now 9, within the ambit of Madhyamgram Municipality.

Present owner of the aforesaid Land:

Badal Ghosh.

Searches made:

I have caused necessary searches through searcher at the time of searching as per records available with the offices of the District Registrar and Additional District Sub-Registrar at Barasat being receipt no. 1525001860/2018, 1503002438/2018, 1502004165/2018 for the period of 2003-2018 and Registrar of Assurances, Calcutta, being receipt no. Y 122261 for the period of 2003-2018.

My report is as follows: -

Based upon the xerox copies of the supplied documents: -

Whereas Khailat Ali Goldar, Kobat Ali Goldar, Abed Ali Goldar, Azimnechha Bibi, Khodeja Khatun, Aayesa Khatun, Rabia Khatun, Jayeda Khatun sold, transferred and conveyed a piece and parcel of land admeasuring 3 Bigha 17 Cottahs 13 Chittacks 37 square Feet unto and in favour of Sachinandan Ghosh, Bholanath Ghosh, Gopinandan Ghosh, Jadu Nandan Ghosh by a Sale Deed dated 16.08.1971 and the same was duly registered with the office of the Sub-Registrar at Kadambgachi, Barasat and recorded in Book No. I, Volume No. 20, pages 82 to 94, being no. 1734.

And whereas said Sachinandan Ghosh, Bholanath Ghosh, Gopinandan Ghosh, Jadu Nandan Ghosh sold, transferred and conveyed a part of the said land and became the owner of remaining land admeasuring 2 Bigha 14 Cottah 5 Chittacks 43 square feet.

And whereas said Sachinandan Ghosh died intestate leaving behind him surviving his Narayan Ghosh, Gour Netai Ghosh, Bablu Chandra Ghosh, Badal Ghosh, Anjali Ghosh, Manju Ghosh, Ful Kumari Ghosh as his legal heirs and successors.

And whereas said Manju Ghosh died intestate leaving behind her surviving her Priyanka Ghosh as her legal heir and successor.

K. Jaiswal

And whereas said Gopinandan Ghosh died intestate leaving behind him surviving his four sons, two daughters namely Ramesh Chndra Ghosh, Umesh Chandra Ghosh, Paresh Chndra Ghosh, Dulal Chandra Ghosh, Sefali Ghosh, Belarani Ghosh as his legal heirs and successors.

And whereas said Dulal Chandra Ghosh died intestate leaving behind him surviving his wife, two sons, one daughter namely Bharati Rani Ghosh, Soni Ghosh, Nayen Ghosh, Polly Ghosh as his legal heirs and successors.

And whereas a Partition Deed dated 31.12.2010 executed by and between Bholanath Ghosh and Badal Ghosh, Naryan Ghosh, Gour Netai Ghosh, Babul Chandra Ghosh, Anjali Ghosh, Ful Kumari Ghosh, Priyanka Ghosh and Ramesh Chandra Ghosh, Umesh Chandra Ghosh, Paresh Chandra Ghosh, Bharati Rani Ghosh, Soni Rani Ghosh, Nayan Chandra Ghosh, Polly Ghosh, Sefali Ghosh, Belarani Ghosh whereby and whereunder said Badal Ghosh, Naryan Ghosh, Gour Netai Ghosh, Babul Chandra Ghosh, Anjali Ghosh, Ful Kumari Ghosh, Priyanka Ghosh was allotted a piece and parcel of land admeasuring 15 Cottah 9 Chittacks 22 square feet and the same was duly registered with the office of the Additional District Sub-Registrar at Barasat and recorded in Book No. I, being no. 111 for the year 2011.

And whereas said Narayan Ghosh, Gour Netai Ghosh, Babal Chandra Ghosh, Anjali Ghosh, Ful Kumari Ghosh, Priyanka Ghosh gifted and transferred their undivided 6/7th share of a part of said property admeasuring 5 Cottah out of 15 Cottah 9 Chittacks 22 Square feet unto and in favour of Badal Ghosh by way of Gift Deed dated 31.12.2010 and the same was duly registered with the office of the Additional District Sub-Registrar at Barasat and recorded in Book No. I, CD Volume No. 1, pages 4202 to 4219, being no. 252 for the year 2011. Thus Badal Ghosh became the owner of said land admeasuring 5 Cottahs by way of Gift Deed and Partition Deed.

Certificate:

I hereby certified that the Land owner Badal Ghosh's title appears to be free from all sorts of encumbrances, whatsoever subject to the verification of Original Gift Deed dated 31.12.2010, being no. 252 for the year 2011 and other Link Documents and original Tax and Mutation and the above mentioned property is having absolute clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.

K. Jaiswal

Signature of the Advocate

Encl: - Search Receipt/s.

Government of West Bengal
Office of the NORTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-03-2018

Serial No of Application 1525001860/2018 **Search No** 1525001860/2018
Search for the Years From 2014 To 2018 **Record Available** From 21/02/2014 onwards
Property to be Searched District: North 24-Parganas, PS: Barasat, Mouza: Doharia, , Plot No: RS- 01503
From whom Received Mr S K Das
Fees Paid under Articles F1(i) 2/- F1(ii) 4/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road, , Ward: 9, Holding: 203/1	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 642 SqFt
Deed Details :		Deed No: I-152506146/2017, Query No: 15250000945589/2017, Serial No: 1525006253/2017, Page: 137620 - 137657, Date of Registration: 05/07/2017, Date of Completion: 10/07/2017,		
2	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road, , Ward: 9, Holding: 203/1	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 642 SqFt
Deed Details :		Deed No: I-152508897/2017, Query No: 15250001328689/2017, Serial No: 1525009095/2017, Page: 205254 - 205297, Date of Registration: 22/09/2017, Date of Completion: 10/10/2017,		



(Mr Utpal Kumar Basu)

D.S.R. - III NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS



Government of West Bengal
Office of the BARASAT (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

of Application: 12-03-2018

Serial No of Application	1503002438/2018	Search No	1503002438/2018
Search for the Years	From 2003 To 2018	Record Available	From 01/01/1900 onwards
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, , Plot No: RS- 01503		
From whom Received	Mr Sk Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 15/-	

Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM	Property Type: Land Transaction: Partition, Partition	Plot No: RS-01503/00000 Khatian: 00000/00	Area of Land: 27 Katha, 14 Chatak, 44 Sq. Ft., (27 Katha, 14 Chatak, 44 Sqft)
Deed Details :				
2	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS-01503/00000 Khatian: 00000/00	Area of Land: 3 Katha, 11 Chatak, 25 Sq. Ft., (3 Katha, 11 Chatak, 25 Sqft)
Deed Details :				
3	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS-01503/00000 Khatian: 00000/00	Area of Land: 4 Katha, 4 Chatak, 26 Sq. Ft., (4 Katha, 4 Chatak, 26 Sqft)
Deed Details :				
4	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM, Road: Methopara Road,	Property Type: Land Transaction: Sale, Development Agreement or Construction agreement	Plot No: RS-01503/00000 Khatian: 00238/00	Area of Land: 5 Katha, (5 Katha) Area of Structure: 100 Sq Ft
Deed Details :				
5	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM, Road: Methopara Road,	Property Type: Land Transaction: Sale, Development Agreement or Construction agreement	Plot No: RS-01503/00000 Khatian: 00238/00	Area of Land: 4 Katha, 5 Chatak, 22 Sq. Ft., (4 Katha, 5 Chatak, 22 Sqft) Area of Structure: 100 Sq Ft
Deed Details :				
6	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM, Road: Methopara Road,	Property Type: Land Transaction: Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-01503/00000 Khatian: 00238/00	Area of Land: 4 Katha, 5 Chatak, 22 Sq. Ft., (4 Katha, 5 Chatak, 22 Sqft) Area of Structure: 100 Sq Ft
Deed Details :				
		Deed No: I-150306081/2013, Query No: 1503012628 /2013, Serial No: 150305645/2013, Page: 931 - 953, Date of Registration: 20/09/2013, Date of Completion: 23/09/2013,		

7 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM, Road: Methopara Road,	Property Type: Land Transaction: Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-01503/00000 Khatian: 00238/00	Area of Land: 5 Katha, (5 Katha) Area of Structure: 100 Sq Ft
Deed Details : Deed No: I-150306082/2013, Query No: 1503012627 /2013, Serial No: 150305647/2013, Page: 954 - 976, Date of Registration: 20/09/2013, Date of Completion: 23/09/2013,			
8 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM, Road: Municipal Rd,	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-01503/00000 Khatian: 00979/00	Area of Land: 1 Katha, 9 Chatak, 7.3 Sq. Ft., (1 Katha,9 Chatak,7.3 Sqft) Area of Structure: 100 Sq Ft
Deed Details : Deed No: I-150306417/2013, Query No: 1503013053 /2013, Serial No: 150305969/2013, Page: 269 - 282, Date of Registration: 07/10/2013, Date of Completion: 21/10/2013,			
9 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM, Road: Municipal Rd,	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-01503/00000 Khatian: 00979/00	Area of Land: 1 Katha, 9 Chatak, 7.3 Sq. Ft., (1 Katha,9 Chatak,7.3 Sqft) Area of Structure: 100 Sq Ft
Deed Details : Deed No: I-150306517/2013, Query No: 1503013530 /2013, Serial No: 150306087/2013, Page: 2066 - 2078, Date of Registration: 10/10/2013, Date of Completion: 24/10/2013,			
10 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, MADHYAMGRAM, Road: Municipal Rd,	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-01503/00000 Khatian: 00979/00	Area of Land: 1 Katha, 9 Chatak, 7.3 Sq. Ft., (1 Katha,9 Chatak,7.3 Sqft) Area of Structure: 100 Sq Ft
Deed Details : Deed No: I-150306519/2013, Query No: 1503013531 /2013, Serial No: 150306088/2013, Page: 2094 - 2106, Date of Registration: 10/10/2013, Date of Completion: 24/10/2013,			
11 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 960 SqFt
Deed Details : Deed No: I-150300966/2018, Query No: 15030000210831/2018, Serial No: 1503001030/2018, Page: 29488 - 29528, Date of Registration: 15/02/2018, Date of Completion: 16/02/2018,			
12 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 236 SqFt
Deed Details : Deed No: I-150306959/2016, Query No: 15030001302954/2016, Serial No: 1503007466/2016, Page: 183718 - 183753, Date of Registration: 22/09/2016, Date of Completion: 22/09/2016,			
13 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 1211 SqFt
Deed Details : Deed No: I-150307667/2017, Query No: 15030001617527/2017, Serial No: 1503008124/2017, Page: 202299 - 202343, Date of Registration: 11/12/2017, Date of Completion: 12/12/2017,			
14 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 214 SqFt
Deed Details : Deed No: I-150301351/2016, Query No: 15030000236789/2016, Serial No: 1503001480/2016, Page: 34521 - 34564, Date of Registration: 22/02/2016, Date of Completion: 23/02/2016, Date of Delivery: 25/02/2016			
15 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 1211 SqFt
Deed Details : Deed No: I-150307455/2017, Query No: 15030001617382/2017, Serial No: 1503007901/2017, Page: 196408 - 196452, Date of Registration: 01/12/2017, Date of Completion: 04/12/2017,			
16 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-1503	Flat/Apartment: 641 SqFt

Deed Details :

Deed No: I-150307715/2017, Query No: 15030001646007/2017, Serial No: 1503008170/2017, Page: 203841 - 203884, Date of Registration: 12/12/2017, Date of Completion: 13/12/2017,

17 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,

Property Type: Apartment
Transaction: [0101] Sale, Sale Document

Plot No: RS-1503

Flat/Apartment: 545 SqFt

Deed Details :

Deed No: I-150307750/2017, Query No: 15030001666385/2017, Serial No: 1503008207/2017, Page: 204927 - 204973, Date of Registration: 13/12/2017, Date of Completion: 14/12/2017,

18 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,

Property Type: Apartment
Transaction: [0101] Sale, Sale Document

Plot No: RS-1503

Flat/Apartment: 1210 SqFt

Deed Details :

Deed No: I-150300786/2018, Query No: 15030000104691/2018, Serial No: 1503000507/2018, Page: 24068 - 24107, Date of Registration: 08/02/2018, Date of Completion: 09/02/2018,

19 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,

Property Type: Apartment
Transaction: [0101] Sale, Sale Document

Plot No: RS-1503

Covered Garage: 150 SqFt

Deed Details :

Deed No: I-150307581/2017, Query No: 15030001650546/2017, Serial No: 1503008038/2017, Page: 199724 - 199761, Date of Registration: 07/12/2017, Date of Completion: 08/12/2017,

20 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,

Property Type: Apartment
Transaction: [0101] Sale, Sale Document

Plot No: RS-1503

Flat/Apartment: 960 SqFt

Deed Details :

Deed No: I-150307582/2017, Query No: 15030001646666/2017, Serial No: 1503008039/2017, Page: 199762 - 199806, Date of Registration: 07/12/2017, Date of Completion: 08/12/2017,

21 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,

Property Type: Apartment
Transaction: [0101] Sale, Sale Document

Plot No: RS-1503

Covered Garage: 150 SqFt

Deed Details :

Deed No: I-150300790/2018, Query No: 15030000105103/2018, Serial No: 1503000849/2018, Page: 24211 - 24246, Date of Registration: 08/02/2018, Date of Completion: 09/02/2018,

22 District: North 24-Parganas, PS: Barasat, Mouza: Doharia, Municipality: MADHYAMGRAM,, Road: Methopara Road,

Property Type: Apartment
Transaction: [0101] Sale, Sale Document

Plot No: RS-1503

Flat/Apartment: 1258 SqFt

Deed Details :

Deed No: I-150300788/2018, Query No: 15030000105041/2018, Serial No: 1503000847/2018, Page: 24152 - 24190, Date of Registration: 08/02/2018, Date of Completion: 09/02/2018,



(Mr. Sumit Kumar Sinha)

A.D.S.R. BARASAT

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Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS
Receipt for fees deposited for Search
Form - 1556

Date of Application: 13-03-2018

Serial No of Application	1502004163/2018	Search No	1502004163/2018
Search for the Years	From 2003 To 2014	Record Available	From 08/02/2010 onwards
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Doharia, , Plot No: RS- 01503		
From whom Received	Mr Swapan Kr Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 11/-	

Search Result: No Record Found

for O.D

(Mr Utpal Kumar Basu)

D.S.R. - II NORTH 24-PARGANAS
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