

Tarun Kanti Chakrabarti

Advocate
BARUIPUR CIVIL COURT

Resi :-

Piyali Town, P.S. Baruiipur,
24-Parganas (S), PIN- 743387
9831595331 (M)

Ref. No.

Date : 04/02/2021

1608002044 of A.D.S.R. Sonarpur office

48263 of D.R. Alipor, Dated-19/11/2019

NON-ENCUMBRANCES SEARCH CERTIFICATE AND DETAILED REPORT ON TITLE.

Ref: An area of Danga land admeasuring about 6 Cottahs 6 Chattaks situated at Mouza-Rajpur, J.L.No.55 Touzi No.251, R.S.Dag No.277, R.S.Khatian No.1052, under P.S.Sonarpur, District-South 24-Parganas, under S.R.O.Sonarpur, Holding No.78 S.B.Das Road Ward No.17, under Rajpur-Sonarpur Municipality., District-South 24-Parganas, Kol-700149.


Present owners of the said Plot:-(1) Sri Asit Kumar Chakraborty, (2) Sri Ashim Chakraborty (3) Sri Amit Chakraborty, 1 to 3 sons of Late Dhrendra Nath Chakraborty, residing at 77 No. Sashi Bhusan Das Road, P.O.Rajpur, P.S.Sonarpur, Kolkata-700149, (4) Sri Sanjit Bose, son of Late Ramen Bose of Gotberia, Jagaddal, P.O.Dakshin Jagaddal, P.S.Sonarpur, Kolkata-700151, (5) Smt. Bina Naskar, wife of Sri Prabir Naskar of Mahamayapur School Road, P.O.Garia, P.S.Narendrapur (previously Sonarpur), Kolkata-7000 84, District-South 24-Parganas.

I have caused necessary searches in the A.D.S.Registry office at Sonarpur for the period from 1991 to 2021, in the District-Registry office at Alipore for a period from 1991 to 2021 and have inspected the settlement Records of B.L. & L.R.O office mutation and also Municipal office and all other relevant documents in respect of the aforesaid property.

My report is as follows:-

I found that One Basanta Kumar Chakraborty, son of Late Gopal Chandra Chakraborty was seized and possesse of or other wise well and sufficiently entitled to all that piece and parcel of property in R.S.Khatian No.1052 including R.S.Dag No.277 of Rajpur Mouza, J.L.No.55, P.S.Sonarpur, District-South 24-Parganas, as per Revesional Settlement records of rights.

That the said Sri Basanta Kumar Chakraborty, son of Late Gopal Chandra Chakraborty died intestate leaving behind him three sons, namely, Sri Bibhuti Bhusan Chakraborty, Sri Dhirendra Nath Chakraborty & Sri Sailendra Kumar Chakraborty and two daughters, namely Nihar Bala Mukherjee & Smt. Nanibala Mukherjee as his sole legal heirs and successors..


T. K. CHAKRABARTY
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Baruiipur Civil Court

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That the said Sri Bibhuti Bhusan Chakraborty, Sri Dharendra Nath Chakraborty , Sri Sailendra Kumar Chakraborty , Nihar Bala Mukherjee & Smt. Nanibala Mukherjee executed a deed of partition regarding their inherit property of R.S.Khatian No.1052 of Rajpur Mouza, J.L.No.55 on 09/02/1987 registered at S.R.Sonarpur office and recorded in Book No.I, Volume No.9, Pages- 39 to 56 being No.651 for the year 1987..

That after partition, the said Bibhuti Bhusan Chakraborty being the 1st Part of the said Partition deed and got the property in Schedule "Ka" of the said partition Deed.and also marked as Block No.A in RED border in the map of the said partiton deed..

That after partition, the said Dharendra Nath Chakraborty being the 2nd Part of the said Partition deed and got the property in Schedule "Ga" of the said partition Deed and also marked as Block No.B in YELLOW border in the map of the said partiton deed..

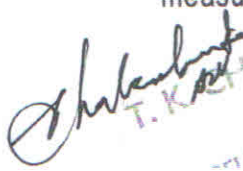
That after partition, the said Sailendra Kumar Chakraborty being the 3rd Part of the said Partition deed and got the property in Schedule "Gha" of the said partition Deed and also marked as Block No.C in BLACK border in the map of the said partiton deed..

That after partition, the said Nihar Bala Mukherjee being the 4th Part of the said Partition deed and got the property in Schedule "Engo" of the said partition Deed and also marked as Block No.D in VIOLET border in the map of the said partiton deed..

That after partition, the Nanibala Mukherjee, being the 5th Part of the said Partition deed and got the property in Schedule "Cha" of the said partition Deed and also marked as Block No.E in ORENGE border in the map of the said partiton deed..

That after partiton, the said Sri Dharendra Nath Chakraborty, son of Late Basanta Kumar Chakraborty sold the some portion of land out of 6 cottahs 6 Chattaks in Block-B of R.S.Dag No.277, R.S.Khatian No. 1052 of Rajpur Mouza, J.L.No.55 to any one..

That after selling,Dharendra Nath Chakraborty became the absolute owner of the land measuring more or less 4 cottahs 9 Chattaks out of 6 Cottahs 6 chattaks out of 46 decimals


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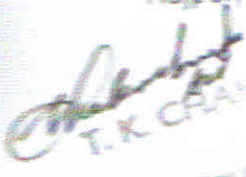
along with structure standing thereon situate and lying at Mouza- Rajpur, J.L.No.55, R.S.No.110, Touzi No.251 P.S.& A.D.S.,R.office at Sonarpur, Pargana-Medanmolla, comprising in R.S.Dag No.277, appertaining to R.S..Khatian No.1052, Holding No.77 Sashi Bhusan Das Road, Ward No.17 of Rajpur-Sonarpur Municipality, P.S. Sonarpur, District- South 24-Parganas.

That the said Sri Dharendra Nath Chakraborty, son of Late Basanta Kumar Chakraborty died intestate on **14/01/1991** leaving behind him wife, Smt. Annapurna Chakraborty, three sons, **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY,** and three daughters namely, Smt. Reba Banerjee, Smt. Mira Mukherjee and Smt. Rita Banerjee as his sole legal heirs and successors and each having 1/7th undivided share of the said premises of deceased Dharendra Nath Chakraborty..

That the said .Smt. Reba Banerjee, Smt. Mira Mukherjee and Smt. Rita Banerjee relinquished all claim their inherit property including R.S.Dag No.277 of Rajpur Mouza by a written instrument in favour of **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY,** on **17/01/1994** registered at Sonarpur A.D.S.R.office and recorded in Book No.1 being **No.195** in the year 1994.

That the said .Smt. Annapurna Chakraborty gave her inheir inherit property including R.S.Dag No.277 of Rajpur Mouza to **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY,** executed on 6/9/2013 and completion on 9/9/2013 as a gift registered at Sonarpur A.D.S.R.office and recorded in Book No.,1, being No.10506 for the year 2013;

That thus the said **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY,** became the absolute owners of Danga land measuring more or less more or less 4 cottahs 9 Chattaks along with old delapidated two storied building measuring about 600 Sq.ft. each floor being 300 Sq.ft. standing thereon situated and lying at Mouza- Rajpur, J.L.No.55, R.S.No.110, Touzi No.251 P.S.& A.D.S.,R.office at Sonarpur, Pargana-


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Medanmolla, comprising.in R.S.Dag No. 277, appertaining to R.S..Khatian No.1052, Holding No. 77 Sashi Bhusan Das Road, Ward No.17 of Rajpur-Sonarapur Municipality, P.S.Sonarapur, District-South 24-Parganas by inherit, relinquish and gift. and also got the property recorded in their names in Rajpur-Sonarapur Municipality and paid the tax upto date .

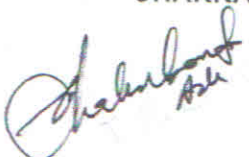
That the said Sri Sailendra Kumar Chakraborty, son of Late Basanta Kumar Chakraborty died intestate on 01/10/1996 leaving behind him wife, Smt. Pratima Chakraborty, one son, Sri Sambhunath Chakraborty and one daughter, Smt. Tripti Ganguly as his sole legal heirs and successors and each having 1/3rd undivided share of the said premises of deceased Sailendra Kumar Chakraborty.

That the said .Sri Sambhunath Chakraborty, son of Late Sailendra Chakraborty alias Sailendra Kumar Chakraborty died intestate on 8/4/2010 leaving behind him only wife, Smt. Amita Chakraborty as his sole legal heir and successor.

That the said .Smt. Pratima Chakraborty, Smt. Tripti Ganguly and Smt. Amita Chakraborty sold the land measuring more or less 1 Cottah 13 Chattaks on 16/3/2016 to **SRI SANJIT BOSE & SMT. BINA NASKAR**, registered at Sonarapur A.D.S.R.office and recorded in Book No.,1,Volume No1608-2016 pages- 33210 to 33238, being No.01556 in the year 2016.

That thus the said **SRI SANJIT BOSE & SMT. BINA NASKAR**, became the absolute owners of Danga land measuring more or less more or less 1 cottah 13 Chattak situated and lying at Mouza-Rajpur, J.L.No.55, R.S.No.110, Touzi No.251 P.S.& A.D.S.,R.office at Sonarapur, Pargana-Medanmolla, comprising.in R.S.Dag No.277, appertaining to R.S..Khatian No.1052, Holding No.78 Sashi Bhusan Das Road, Ward No.17 of Rajpur-Sonarapur Municipality, P.S.Sonarapur, District-South 24-Parganas by purchase. and also got the property recorded in their names in Rajpur-Sonarapur Municipality and paid the tax upto date.

That **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY, & SRI AMIT CHAKRABORTY** executed a deed of Development Agreement on 5/05/2017 in favour of **ABB**



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Construction regarding their land measuring more or less 4 Cottahs 9 Chattaks registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.1608-2017, Pages-37219 to 37252, being No.01780 for the year 2017.

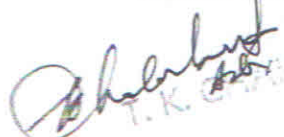
SRI SANJIT BOSE & SMT. BINA NASKAR executed a deed of Development Agreement on 5/05/2017 and also completion of 11/5/2017 in favour of **ABB Construction** regarding their land measuring more or less 1 Cottahs 13 Chattaks registered at Sonarpur A.D.S.R.office and recorded in Book No.I, Volume No.1608-2017, Pages-38153 to 38182, being No.01921 for the year 2017.

That **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY & SRI AMIT CHAKRABORTY, SRI SANJIT BOSE & SMT. BINA NASKAR** executed two registered deed of Developemnt Power of Attorney on 5-5-2017 in favour of **ABB Construction** at Sonarur A.D.S.R.office and recorded in Book No.I, Volume No.1608-2017, SI No.2081 , Being No.1808 Pages- 37770-37784, and Book No. I, SL.No.2082, Volume No.1608-2017, Pages-37754-37769,being No.1807 for the year 2017.

That the said **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY & SRI AMIT CHAKRABORTY, SRI SANJIT BOSE & SMT. BINA NASKAR** executed two registered deed of gift on 11/8/2017 regarding their two plots of land into one plot registered at A.D.S.R.Sonarpur office and recorded in Book No.I, Volume No.1608-2017, Pages- 104661 to 104683 and 104684 to 104706, be being Nos. 4715 & 4716 for the year 2017.

That the said **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY & SRI AMIT CHAKRABORTY, SRI SANJIT BOSE & SMT. BINA NASKAR** became the absolute owners of the aforesaid area of 6 Cottahs 6 Chattaks of land as mentioned above and got the property recorded in their names in B.L.& L.R.office and Municipal office and paid the taxes upto date.

I hereby certify that the above mentioned land of **SRI ASIT KUMAR CHAKRABORTY, SRI ASHIM CHAKRABORTY & SRI AMIT CHAKRABORTY, SRI SANJIT BOSE & SMT. BINA**


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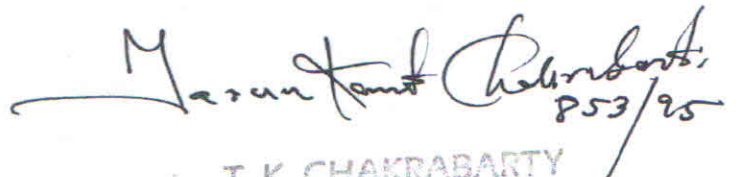
(6)

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NASKAR is free from all sorts of encumbrances, charges, liabilities, liens, lispendents and attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

Encl: Search Receipt attached herewith.


853/25

T. K. CHAKRABARTY
Advocate
Baruipur Civil Court

No. REGN X 825889

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application..... 2989
- Date of application..... 2/2/21
- Search for the year(s)..... 1991-21
- 4. Name of office to which the record to be searched or inspected relates..... Old Ali pore
- 5. Name of person or property to be searched..... M. Rajpur
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... 1052
D-277
- 8. From whom received..... T.K. Chakraborty (Adv)
- 9. Fees paid under Article—
F (1) (i) 30/-
F (1) (ii)
F (2)



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

Date of Application: 02-02-2021

Serial No of Application	1608002044/2021	Search No	1608002044/2021
Search for the Years	From 1991 To 2021	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: RS- 00277		
From whom Received	T K Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result:

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, RAJPUR-SONARPUR	Property Type: Land Transaction: Gift, Gift in Favour of family members	Plot No: RS-277 Khatian: 1052	Area of Land: 1 Katha, 2 Chatak, (1 Katha, 2 Chatak) Area of Structure: 100 Sq Ft
Deed Details :		Deed No: I-160810506/2013, Query No: 1608020966 /2013, Serial No: 160812915/2013, Page: 3074 - 3087, Date of Registration: 09/09/2013, Date of Completion: 10/09/2013, Date of Delivery: 19/09/2013		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-277 Khatian: 71	Area of Land: 5 Katha, (5 Katha) Area of Structure: 200 Sq Ft
Deed Details :		Deed No: I-160809076/2014, Query No: 1608018824 /2014, Serial No: 160811078/2014, Page: 3472 - 3492, Date of Registration: 27/08/2014, Date of Completion: 28/08/2014, Date of Delivery: 30/10/2014		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Ward: 17, Holding: 78	Property Type: Land Transaction: [0101] Sale, Sale Document	Plot No: RS-277 Khatian: 1052	Area of Land: 2.99062500 decimal (1 Katha, 13 Chatak)
Deed Details :		Deed No: I-160801556/2016, Query No: 16080000381203/2016, Serial No: 1608001782/2016, Page: 33210 - 33238, Date of Registration: 16/03/2016, Date of Completion: 17/03/2016, Date of Delivery: 22/03/2016		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Ward: 17, Holding: 77	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-277 Khatian: 1052	Area of Land: 7.52812500 decimal (4 Katha, 9 Chatak) Area of Structure: 600 Sq Ft
Deed Details :		Deed No: I-160801780/2017, Query No: 16080000519327/2017, Serial No: 1608002054/2017, Page: 37219 - 37252, Date of Registration: 05/05/2017, Date of Completion: 11/05/2017, Date of Delivery: 11/05/2017		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Ward: 17, Holding: 78	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: RS-277 Khatian: 1052	Area of Land: 2.99062500 decimal (1 Katha, 13 Chatak)
Deed Details :		Deed No: I-160801921/2017, Query No: 16080000522953/2017, Serial No: 1608002055/2017, Page: 38153 - 38182, Date of Registration: 11/05/2017, Date of Completion: 12/05/2017, Date of Delivery: 15/05/2017		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Ward: 17, Holding: 77	Property Type: Land Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No: RS-277 Khatian: 1052	Area of Land: 0.30937500 decimal (3 Chatak)
Deed Details :		Deed No: I-160804716/2017, Query No: 16080001098336/2017, Serial No: 1608004564/2017, Page: 104684 - 104706, Date of Registration: 10/10/2017, Date of Completion: 11/10/2017, Date of Delivery: 13/10/2017		
7	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Ward: 17, Holding: 78	Property Type: Land Transaction: [0204] Gift, Gift in f/o others except family members, Government, Local Body	Plot No: RS-277 Khatian: 1052	Area of Land: 0.30937500 decimal (3 Chatak)

Deed Details :	Deed No: I-160804715/2017, Query No: 16080001098351/2017, Serial No: 1608004565/2017, Page: 104661 - 104683, Date of Registration: 10/10/2017, Date of Completion: 11/10/2017, Date of Delivery: 13/10/2017		
8 District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Ward: 17, Holding: 78	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-277 Khatian: 1052	Area of Land: 2.99062500 decimal (1 Katha, 13 Chatak)
Deed Details :	Deed No: I-160801808/2017, Query No: 16081000161475/2017, Serial No: 1608002081/2017, Page: 37770 - 37784, Date of Registration: 05/05/2017, Date of Completion: 11/05/2017, Date of Delivery: 11/05/2017		
9 District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Ward: 17, Holding: 77	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-277 Khatian: 1052	Area of Land: 7.52812500 decimal (4 Katha, 9 Chatak) Area of Structure: 600 Sq Ft
Deed Details :	Deed No: I-160801807/2017, Query No: 16081000161485/2017, Serial No: 1608002082/2017, Page: 37754 - 37769, Date of Registration: 05/05/2017, Date of Completion: 11/05/2017, Date of Delivery: 11/05/2017		
10 District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, RAJPUR-SONARPUR, Floor No : 1	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-277 Khatian: 1052	Super Build up Area: 480 sq.ft.
Deed Details :	Deed No: I-160800579/2010, Query No: 1608000298 /2010, Serial No: 160800600/2010, Page: 3242 - 3264, Date of Registration: 25/01/2010, Date of Completion: 28/01/2010, Date of Delivery: 01/02/2010		

(Mr Barun Kumar Bhunia)

A.D.S.R. SONARPUR

OFFICE OF THE A.D.S.R. SONARPUR

