

Date : _____

This is to certify that there is No Encumbrances of the property situated at 6/1/C, Daspara Lane (New), Post Office- Morepukur, P.S- Rishra, District- Hooghly, Pin- 712250 on which the development is proposed to Project "**KRITTIKA 7**" is free from all encumbrances.

G. S. Construction

Mahesh Thakur

Partner

To
G.S. Construction
3/216/A/12
Dr. B.C. Roy Sarani,
P.O- Morepukur, P.S- Rishra
District- Hooghly
Pin- 712250.

LEGAL SCRUTINY REPORT

1. Name and Address of Title holder.

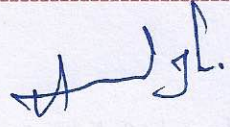
- a) Name : **SMT. NILA RANI SARKAR,**
b) Address : 6/1/C, Daspara Lane (New), Post Office- Morepukur, Police
Station- Rishra, District- Hooghly, Pin- 712250, in the state of West Bengal.

2. Details/Description of documents scrutinized

SL.No	Date of documents	Name of documents.	Whether original/certified / true copy/ Photostat copy.
1.	1973.	Copy of Sale Deed Smt. Nila Rani Sarkar wife of Late Niranjan Sarkar became the absolute owner of one piece and parcel containing an area	Photostat Copy

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Manish Thakur,
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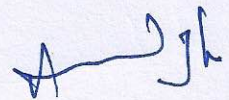

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	<p>of 03 Katha 12 chattak and 00 sq.fts be a little more or less comprised in C.S.Plot No- 2548 R.S. Dag No- 2548, L.R. Dag No- 7473 L.R. Khatian No- 5567 J.L. No- 27, Mouza- Rishra, Post Office- Morepukur, Police Station- Rishra, District- Hooghly, morefully described in the First Schedule hereunder by a written virtue of a registered deed of Sale by Shri. Chittaranjan Dutta son of Late Mohan Dutta which is recorded in Book No- 1, Volume No- 37, Pages No- 262 to 272,Being number 1305 for the year 1973</p>	
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Havish Thakur
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		registered before the office of Sub-Register of Serampore under District- Hooghly.	
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• **Details/Description of property/properties**

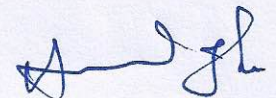
SL.No.	Khata No. Plot No. J.L No. Mouza	Areas	Description of property	Boundary
1	J.L.No. 27, Mouza - Rishra. C.S.Plot No- 2548 R.S. Dag No- 2548, L.R. Dag No- 7473 L.R. Khatian No- 5567.	03 Katha 12 Chittak 0 Sq.Ft	All that piece and parcel of Bastu land measuring more or less 03 Katha 12 Chittak 0 Sq.Ft	On the North : Property of Birendra Ch Dutta. On the South: Property of Bidhan Chakraborty. On the East : Property of Parimal Das.

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Mansh Kumar

Partner

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				On the West : By Municipal Road.
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- **Brief history of the property and how the owner/mortgagor has derived title.**

It appears from the deed of sale that Smt. Neela Rani Sarkar, was the actual owner of the said deed.

- **Search and investigation.**

Searches have been caused from 2000 to up to date in the Registry Offices A. D.S.R at Serampore and Registrar of Assurance at Calcutta.

The Copy of the Search Reports is attached below.

- **The person who are the present owners of The Property.**

As per copy of the Smt. Neela Rani Sarkar is the present owner of the property.


CERTIFICATE

This is to certify that I have searched the deeds and documents by my assistant Mr. Pritam Pal from 2000 to 2019 till date at A.D.S.R Serampore, and the Registrar of Assurances Kolkata, and Money suit and Title Suit in Serampore Court from 2000 to 2019, in connection with the Schedule Property. I found that

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Mahesh Kumar
Partner

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Smt. Neela Rani Sarkar is the present owner and having a absolute title in the said property.

And the Property is free from all encumbrances.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of "Bastu" land measuring an area about 03 Katha 12 chattak and 00 sq.fts be a little more or less with 100 sq.ft R.T. SHED Structure comprised in C.S.Plot No- 2548, R.S. Dag No- 2548, L.R. Dag No- 7473 L.R. Khatian No- 5567, J.L. No- 27, Mouza- Rishra, corresponding Municipal Holding No. 6/1/C Daspara Lane(New), P.O- Morepukur, P.S- Rishra, Pin Code- 712250, under the ambit of Rishra Municipality under District -Hooghly in the State of West Bengal.

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