

Satabdi Bose

Advocate, High Court at Calcutta
Kolkata - 700001.

Chamber: -

10, Old Post Office Street,

Dated: - 20.07.2016

Re: Indrakshini

SUB: Non-Encumbrances Certificate and detailed Report on Title

Description of the property:-

ALL THAT piece and parcel of land admeasuring 28 Cottahs 11 Chittacks 16 Sq.ft. lying and situated at Mouza Satgachi comprised in J.L. No. 20, R.S. No. 154, Touzi No. 169, C.S. & R.S. Khatian No. 228, 483, L.R. Khatian No. 106, 2017, 3224, 5741, 2715, 2726, 1246, 5781, 1766, 1837, R.S. Dag No. 2685, L.R. Dag No. 2098, 3006, 3013, 2180, 3086, 3088 at Premises No. 1, Goraksha Basi Road at Dist. 24 Parganas (N), P.S. Dum Dum at Ward No. 25 within the limits of the Dum Dum Municipality.

Present owner of the aforesaid property: -

M/s. Plaspick Enterprises (I) Pvt. Ltd., Tarapada Singha, Jhuma Nayek, Amar Roy, Deb Lal Roy, Bijoy Kumar Roy, Pradip Saha, Samir Saha, Gopal Saha, Prabir Roy Som Nath Paul

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 & Additional District Sub Registrar at Sealdah and Registrar of Assurances, Calcutta for the period of 2002-2015.

My report is as follows: -

Based upon the xerox copies of the supplied documents: -

Whereas one Gobinda Chandra Dey was sole and absolute owner of all that the piece and parcel of land admeasuring 8 Bighas, 19 Cottahs, together with structure standing thereon by way of Sale Deed dated 01.11.1949, Being no. 3931.

And Whereas Gobinda Chandra Dey sold, transferred and conveyed all that the piece and parcel of land admeasuring 8 Bighas, 19 Cottahs, together with structure standing thereon unto and in favour of Chhabi Dey by a Sale Deed dated 21.03.1964 and the same was duly registered with the Sub Registrar at Cossipore and recorded in Book no. I, Volume no. 36, Pages 101 to 108, Being no. 2213 for the year 1964.

And Whereas by a Deed of Rectification dated 19.08.1969 executed by and between Gobinda Chandra Dey and Chhabi Dey whereby and whereunder they rectified the measurement of land which was wrongly recorded in Sale Deed dated 21.03.1964, Being no. 2213 as 8 Bighas, 19 Cottahs instead of 9 Bighas, 18 Cottahs, 12 Chittacks, 17 Sq.ft. and same was registered with the office of Registrar of Assurances Calcutta and recorded in Book no. I, Volume no. 144, Pages 24 to 27, Being no. 3977 for the year 1969.

And Whereas Chhabi Dey sold, transferred and conveyed all that a part of the said land admeasuring 2 Cottahs, 6 Chittacks, 11 Sq.ft. together with structure standing thereon unto and in favour of Tarapada Singha, Jhuma Nayak by a Sale Deed dated 13.12.1999 and the same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no. I, Volume no. 4, Pages 349 to 358, Being no. 147 for the year 2000 and the same was duly confirmed by Kashinath Nayak, Laxmi Rani Nayak.

And Whereas Chhabi Dey sold, transferred and conveyed all that a part of the said land admeasuring 6 Cottahs, 6 Chittacks, 10 Sq.ft. together with structure standing thereon unto and in favour of Tarapada Singha, Jhuma Nayak by a Sale Deed dated 13.12.1999 and the

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same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no. I, Volume no. 4, Pages 359 to 370 Being no. 148 for the year 2000 and the same was duly confirmed by Kashinath Nayak, Laxmi Rani Nayak.

And Whereas Tarapada Singha, Jhuma Goswmi entered into a Development Agreement dated 29.02.2012 with Aatreyee Nirman (P) Ltd. for the purpose of development and construction upon the land admeasuring 8 Cottahs, 12 Chittacks, 21 Sq.ft.

And Whereas Tarapada Singha, Jhuma Nayak executed a General Power of Attorney dated 29.02.2012 unto and in favour of Jayati Roy and the same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no, IV, CD Volume no. 1, Pages 3313 to 3327, Being no. 312 for the year 2012.

And Whereas Chhabi Dey sold, transferred and conveyed all that a part of the said land admeasuring 4 Cottahs, 2 Chittacks, 6 Sq.ft. together with structure standing thereon unto and in favour of Prabir Roy, Somnath Paul by a Sale Deed dated 13.12.1999 and the same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no. I, Volume no. 9, Pages 369 to 382, Being no. 362 for the year 2000 and the same was duly confirmed by Kashinath Nayak, Laxmi Rani Nayak.

And Whereas Prabir Roy, Somnath Paul entered into a Development Agreement dated 28.09.2011 with Aatreyee Nirman (P) Ltd. for the purpose of development and construction upon the land admeasuring 4 Cottahs, 2 Chittacks, 6 Sq.ft. together with structure standing thereon.

And Whereas Prabir Roy, Somnath Paul executed a General Power of Attorney dated 28.09.2011 unto and in favour of Jayati Roy and the same was registered with the office of Additional Registrar of Assurances -III, Kolkata and recorded in Book no, IV, CD Volume no. 9, Pages 1767 to 1776, Being no. 5829 for the year 2011.

And Whereas Chhabi Dey sold, transferred and conveyed all that a part of the said land admeasuring 5 Cottahs, together with structure standing thereon unto and in favour of Samir Saha, Gopal Saha by a Sale Deed dated 13.12.1999 and the same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no. I, Volume no. 9, Pages 355 to 368, Being no. 361 for the year 2000 and the same was duly confirmed by Kashinath Nayak, Laxmi Rani Nayak.

And Whereas Samir Saha, Gopal Saha entered into a Development Agreement dated 28.09.2011 with Aatreyee Nirman (P) Ltd. for the purpose of development and construction upon the land admeasuring 5 Cottahs.

And Whereas Samir Saha, Gopal Saha executed a General Power of Attorney dated 28.09.2011 unto and in favour of Jayati Roy and the same was registered with the office of Additional Registrar of Assurances -III, Kolkata and recorded in Book no, IV, CD Volume no. 9, Pages 3293 to 3302, Being no. 5830 for the year 2011.

And Whereas Chhabi Dey sold, transferred and conveyed all that a part of the said land admeasuring 3 Cottahs, 3 Sq.ft. together with structure standing thereon unto and in favour of Pradip Saha by a Sale Deed dated 13.12.1999 and the same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no. I, Volume no. 11, Pages 253 to 266, Being no. 449 for the year 2000 and the same was duly confirmed by Kashinath Nayak, Laxmi Rani Nayak.

And Whereas Pradip Saha entered into a Development Agreement dated 28.09.2011 with Aatreyee Nirman (P) Ltd. for the purpose of development and construction upon the land admeasuring 3 Cottahs, 3 Sq.ft.

And Whereas Padip Saha executed a General Power of Attorney dated 28.09.2011 unto and in favour of Jayati Roy and the same was registered with the office of Additional Registrar of Assurances -III, Kolkata and recorded in Book no, IV, CD Volume no. 9, Pages 1493 to 1501, Being no. 5831 for the year 2011.

And Whereas Chhabi Dey sold, transferred and conveyed all that a part of the said land admeasuring 4 Cottahs, 2 Chittacks, 23 Sq.ft. together with structure standing thereon unto and in favour of Amar Roy, Deblal Roy, Bijoy Kumar Roy a Sale Deed dated 13.12.1999 and the

same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no. I, Volume no.4, Pages 339 to 348, Being no. 146 for the year 2000.

And Whereas Amar Roy, Debal Roy, Bijoy Kumar Roy entered into a Development Agreement dated 28.09.2011 with Aatreyee Nirman (P) Ltd. for the purpose of development and construction upon the land admeasuring 4 Cottahs, 2 Chittacks, 23 Sq.ft. together with structure standing thereon.

And Whereas Amar Roy, Debal Roy, Bijoy Kumar Roy executed a General Power of Attorney dated 28.09.2011 unto and in favour of Jayati Roy and the same was registered with the office of Additional Registrar of Assurances -III, Kolkata and recorded in Book no, IV, CD Volume no. 9, Pages 1483 to 1492776, Being no. 5832 for the year 2011.

And Whereas Chhabi Dey sold, transferred and conveyed all that a part of the said land admeasuring 3 Cottahs, 10 Chittacks, 8 Sq.ft. together with structure standing thereon unto ad in favour of M/s. Plaspick Enterprises (I) Pvt. Ltd. by a Sale Deed dated 24.11.1995 and the same was registered with the office of Additional District Sub Registrar, Cossipore and recorded in Book no. I, Volume no. 100, Pages 213 to 224, Being no. 4424 for the year 1995.

And Whereas M/s. Plaspick Enterprises (I) Pvt. Ltd. entered into a Development Agreement dated 24.09.2014 with Aatreyee Nirman (P) Ltd. for the purpose of development and construction upon the land admeasuring 3 Cottahs, 10 Chittacks, 8 Sq.ft. and the same was duly registered with the office of District Sub Registrar -I, 24 Parganas North and recorded in Book no. I, CD Volume no. 42, Pages 753 to 776, Being no. 7699 for the year 2014.

Certificate:

I hereby certified that the landowner M/s. Plaspick Enterprises (I) Pvt. Ltd., Tarapada Singha, Jhuma Nayek, Amar Roy, Deb Lal Roy, Bijoy Kumar Roy, Pradip Saha, Samir Saha, Gopal Saha, Prabir Roy Som Nath Paul's title appears to be free from all sorts of encumbrances, charges, liabilities, liens, attachment, and acquisition and/or requisition whatsoever subject to the verification of original Title Deed/s and the above mentioned property is having absolute clear, free and marketable title.

The receipts for the relevant searches are enclosed herewith.

Bose.

Signature of the Advocate

Enclo: - Search Receipt/s.

Inderakshinee 76

No. 1556

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

No. REGN X 127470

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 37531
2. Date of application..... 19.07.16
3. Search for the year(s)..... 2003-2016
4. Name of office to which the record to be searched or inspected relates... D.R. RST,
A.D.S.R. C. Dhan Dhan
5. Name of person or property to be searched.....
6. Nature of document..... M - Satgachhi
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)... Dag. 2685, K-228
8. From whom received..... M. Sethi
9. Fees paid under Article—
F (1) (i) 30/-
F (1) (ii)
F (2)

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

1556

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

No. REGN X

007464

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 26464

Date of application..... 13/7/16

Search for the year(s)..... 03-16

Name of office to which the record to be searched or inspected relates..... RAKOT

Name of person or property to be searched..... U

Nature of document..... Sale

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Satgalli, D-2685

Name from whom received..... R. Sesh

Fees paid under Article—

15/-

Registrar of.....