

Ref. \_\_\_\_\_

Date \_\_\_\_\_

## NON- ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref.: ALL THAT 01 (One) Bigha 13 (Thirteen) Cottahs 10 (Ten) Chittacks and 16 (Sixteen) Square-Feet more or less lying and situated at Mouza- Rajpur, Touzi No.- 251, J.L. No.- 55, R.S. Dag Nos. 906, 907 and 908, R.S. Khatian Nos. 1255 and 1256 of Ward No.- 16, Holding No.- 190, Pulin Behari Basu Sarani, under Police Station- Sonarpur, Rajpur-Sonarpur Municipality, Sub-Registration office at Sonarpur, Kolkata 700149, District- South 24 Parganas (Hereinafter called as "Above Referred Land").

### SCHEDULE AND DEMARCATION OF THE ABOVE REFERRED LAND:

NORTH: 18'-00" Municipality Road

SOUTH: Land of R.S. Dag No. 906 and common passage

EAST: Land of R.S. Dag No. 898

WEST: 17'-00" wide Municipality Road

That the Recorded Owners: - SRI. RATAN KUMAR GHOSH, (PAN- ADZPG2916K), Son of Late Haran Chandra Ghosh, SMT. MOM GHOSH, (PAN- AEGPB2792L), wife of Ratan Kumar Ghosh, SRI. DEB KUMAR MUKHERJEE, (PAN- AISPM6001F), Son of Late Batakrishna Mukherjee, SMT. TAPASI MUKHERJEE, (PAN- AJPPM9100P) Wife of Sri Deb Kumar Mukherjee, purchased the above referred property from the previous owners namely SRI. PRADIP KUMAR SARKAR, (PAN- AMGPS1772F), Son of Late Surya Kumar Sarkar, SMT SHIKHA GHOSH, (PAN- AGJPG3530E), Wife of Sri. Sudip Kumar Ghosh, SMT. SUPARNA BASU allies SMT. SUPARNA BOSE, (PAN- AHMPB7361E), Wife of Late Sekhar Basu, by way of four Deed of Conveyance being Deed nos. 2063, 2064, 2066, 2136 all for the year 2017, registered in the Office of the DSR- IV, Alipore, District South 24 Parganas.



**Rama Paul**

B.A. L.L.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
KOLKATA-700 027

**Residence Chamber**  
**71, Sellampur Lane,**  
**Kolkata-700 031.**  
**7-9 A.M. & 8-10 P.M.**

**Ref.** \_\_\_\_\_

**Date** \_\_\_\_\_

I have caused necessary search in the registry Office at D.S.R. Alipore, A.D.S.R., Sonarpur and R.A. Kolkata for the period from the year 1990 to 2020 and have inspected the available records and Documents in respect of the aforesaid property.

My report is as follows: -

In course of search I found no entry registered in the R.A. Kolkata registry office within the said period of search as per available records of the above-mentioned registration offices are concerned on the name of said Owners mentioned above relating to the above referred land. Also, in course of search I found no adverse entry registered in the D.S.R., Alipur and A.D.S.R., Sonarpur registry office within the said period of search as per available records of the above-mentioned registration offices are concerned on the name of said Owners mentioned above relating to the above referred land.

My report in brief: -

Said SRI. RATAN KUMAR GHOSH, (PAN- ADZPG2916K), Son of Late Haran Chandra Ghosh, SMT. MOM GHOSH, (PAN- AEGPB2792L), wife of Ratan Kumar Ghosh, purchased ALL THAT piece and parcel of homestead land measuring about 13 (Thirteen) Decimals more or less together with a 40 years old dilapidated building with cemented floor having a total area 500 (Five Hundred) Sq.ft. more or less built-up structure thereon lying and situated at Mouza- Rajpur, Touzi No.- 251, J.L. No.- 55, R.S. Dag No. 907, R.S. Khatian Nos. 1256 of Ward No.- 16, Holding No.- 58, Pulin Behari Basu Sarani, under Police Station- Sonarpur, Rajpur-Sonarpur Municipality, Sub-Registration office at Sonarpur, Kolkata 700149, District- South 24 Parganas from the previous owners namely SRI. PRADIP KUMAR SARKAR, (PAN- AMGPS1772F), Son of Late Surya Kumar Sarkar, SMT SHIKHA GHOSH, (PAN- AGJPG3530E), Wife of Sri. Sudip Kumar Ghosh, SMT. SUPARNA BASU allies SMT. SUPARNA BOSE, (PAN- AHMPB7361E), Wife of Late Sekhar Basu, by way of Deed of Conveyance being Deed No. 2063 for the year 2017, registered

*Rama Paul*  
**RAMA PAUL (Advocate)**  
Alipore Criminal & Judges Court  
Kolkata-700 027



**Rama Paul**

**B.A. L.L.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
KOLKATA-700 027**

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in the Office of the DSR- IV, Alipore, District South 24 Parganas, for valuable consideration mentioned therein.

Again, said SRI. RATAN KUMAR GHOSH, (PAN- ADZPG2916K), Son of Late Haran Chandra Ghosh, SMT. MOM GHOSH, (PAN- AEGPB2792L), wife of Ratan Kumar Ghosh, purchased ALL THAT piece and parcel of Doba land measuring about 12 (Twelve) Decimals more or less lying and situated at Mouza- Rajpur, Touzi No.- 251, J.L. No.- 55, R.S. Dag No. 908, R.S. Khatian Nos. 1256 of Ward No.- 16, Holding No.- 58, Pulin Behari Basu Sarani, under Police Station- Sonarpur, Rajpur-Sonarpur Municipality, Sub-Registration office at Sonarpur, Kolkata 700149, District- South 24 Parganas from the previous owners namely SRI. PRADIP KUMAR SARKAR, (PAN- AMGPS1772F), Son of Late Surya Kumar Sarkar, SMT SHIKHA GHOSH, (PAN- AGJPG3530E), Wife of Sri. Sudip Kumar Ghosh, SMT. SUPARNA BASU allies SMT. SUPARNA BOSE, (PAN- AHMPB7361E), Wife of Late Sekhar Basu, by way of Deed of Conveyance being Deed No. 2064 for the year 2017, registered in the Office of the DSR- IV, Alipore, District South 24 Parganas, for valuable consideration mentioned therein.

Again, said SRI. RATAN KUMAR GHOSH, (PAN- ADZPG2916K), Son of Late Haran Chandra Ghosh, SMT. MOM GHOSH, (PAN- AEGPB2792L), wife of Ratan Kumar Ghosh, purchased ALL THAT piece and parcel of Bagan land measuring about 01 (One) Cottah 04 (Four) Chittacks more or less together with a tile shed structure having a total area 100 (One Hundred) Sq.ft. more or less built-up structure thereon lying and situated at Mouza- Rajpur, Touzi No.- 251, J.L. No.- 55, R.S. Dag No. 907, R.S. Khatian Nos. 1255 of Ward No.- 16, Holding No.- , Pulin Behari Basu Sarani, under Police Station- Sonarpur, Rajpur-Sonarpur Municipality, Sub-Registration office at Sonarpur, Kolkata 700149, District- South 24 Parganas from the previous owners namely SRI. PRADIP KUMAR SARKAR, (PAN- AMGPS1772F), Son of Late Surya Kumar Sarkar, SMT SHIKHA GHOSH, (PAN- AGJPG3530E), Wife of Sri. Sudip Kumar Ghosh, SMT. SUPARNA BASU allies SMT. SUPARNA BOSE, (PAN- AHMPB7361E), Wife of Late Sekhar Basu, by way of Deed of Conveyance being Deed No. 2066 for the year 2017, registered in the Office

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**Rama Paul**  
**RAMA PAUL (Advocate)**  
**Alipore Criminal & Judges Court**  
**Kolkata-700 027**

**Rama Paul**

**B.A. L.L.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
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of the DSR- IV, Alipore, District South 24 Parganas, for valuable consideration mentioned therein.

Again, SRI. RATAN KUMAR GHOSH, (PAN- ADZPG2916K), Son of Late Haran Chandra Ghosh, SMT. MOM GHOSH, (PAN- AEGPB2792L), wife of Ratan Kumar Ghosh, SRI. DEB KUMAR MUKHERJEE, (PAN- AISPM6001F), Son of Late Batakrishna Mukherjee, SMT. TAPASI MUKHERJEE, (PAN- AJPPM9100P) Wife of Sri Deb Kumar Mukherjee, purchased ALL THAT piece and parcel of Homestead land measuring about **41 (Forty-One) Decimals** more or less together with a 40 years old dilapidated building with cemented floor having a total area 1500 (One Thousand Five Hundred) Sq.ft. more or less built-up structure and a separate tile shed structure having a total area 350 (Three Hundred and Fifty) Sq.ft. more or less built-up structure thereon lying and situated at Mouza- Rajpur, Touzi No.- 251, J.L. No.- 55, R.S. Dag No. 907, R.S. Khatian Nos. 1256 of Ward No.- 16, Holding No.- 58, Pulin Behari Basu Sarani, under Police Station- Sonarpur, Rajpur-Sonarpur Municipality, Sub-Registration office at Sonarpur, Kolkata 700149, District- South 24 Parganas from the previous owners namely SRI. PRADIP KUMAR SARKAR, (PAN- AMGPS1772F), Son of Late Surya Kumar Sarkar, SMT SHIKHA GHOSH, (PAN- AGJPG3530E), Wife of Sri. Sudip Kumar Ghosh, SMT. SUPARNA BASU allies SMT. SUPARNA BOSE, (PAN- AHMPB7361E), Wife of Late Sekhar Basu, by way of Deed of Conveyance being Deed no. 2136 for the year 2017, registered in the Office of the DSR- IV, Alipore, District South 24 Parganas.

That said SRI. RATAN KUMAR GHOSH, (PAN- ADZPG2916K), Son of Late Haran Chandra Ghosh, SMT. MOM GHOSH, (PAN- AEGPB2792L), wife of Ratan Kumar Ghosh, SRI. DEB KUMAR MUKHERJEE, (PAN- AISPM6001F), Son of Late Batakrishna Mukherjee, SMT. TAPASI MUKHERJEE, (PAN- AJPPM9100P) Wife of Sri Deb Kumar Mukherjee, while seized and possessed the said property jointly and severally, enjoyed the property free from all encumbrances and paying the taxes regularly. Then the said owners entered into one

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**Rama Paul**  
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**Alipore Criminal & Judges Court**  
**Kolkata-700 027**



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**B.A. L.L.B. Advocate  
ALIPORE CRIMINAL & JUDGES COURT  
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registered Development Agreement having Deed no. 4278 for the year 2019, registered in the Office of the ADSR- Sonarpur, District South 24 Parganas and one registered Development Power of Attorney after Registered Development Agreement, having Deed no. 4283 for the year 2019, registered in the Office of the ADSR- Sonarpur, District South 24 Parganas with "M/S. MKR NIRMAN PRIVATE LIMITED", (PAN- AAICM8346A) a Private Limited Company incorporated under Indian Companies Act, 1956, having its registered office at 12, Baishnabghata Road, P.O.- Naktala, P.S.- Netajinagar, Kolkata- 700047, being represented by its Directors namely SRI. RATAN KUMAR GHOSH, (PAN- ADZPG2916K), Son of Late Haran Chandra Ghosh, SMT. MOM GHOSH, (PAN- AEGPB2792L), wife of Ratan Kumar Ghosh both are by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 18, Baishnabghata Road, P.O.- Naktala, P.S.- Netajinagar, Kolkata- 700047,

I have hereby stated that the above-mentioned property is free from all sorts of encumbrances, charges, liabilities, liens and lispendents attachment of any kind whatsoever and the said property has been absolutely clear and/or free for marketable title.

I also hereby certify that the above-mentioned property under no restriction of Urban land (Ceiling and Regulation) Act, 1976 and the same under no claim of Land Acquisition or requisition or any other authority and this property is fit for equitable mortgage.

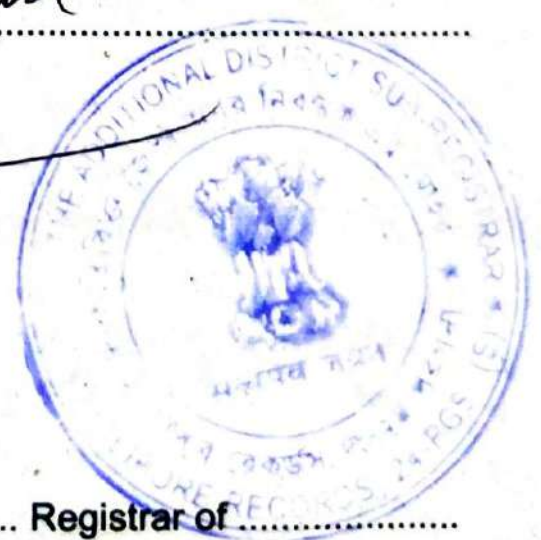
The receipts for the relevant searches are enclosed herewith.

**Rama Paul**  
**RAMA PAUL (Advocate)**  
Alipore Criminal & Judges Court  
Kolkata-700 027  
WB- 3005/99

No. REGN AA 010151

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 14351
- 2. Date of application ..... 13/10/20
- 3. Search for the year (s) ..... 1990 - 20
- 4. Name of office to which the record to be searched or inspected relates ..... D R F Soanpur.
- 5. Name of person or property to be searched ..... No R ajpur
- 6. Nature of document .....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... R 255 D 706, 707
- 8. From whom received ..... R. Paul.
- 9. Fees paid under Article —
  - F (1) (i) ..... 607
  - F (2) (ii) .....
  - F (2) .....



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



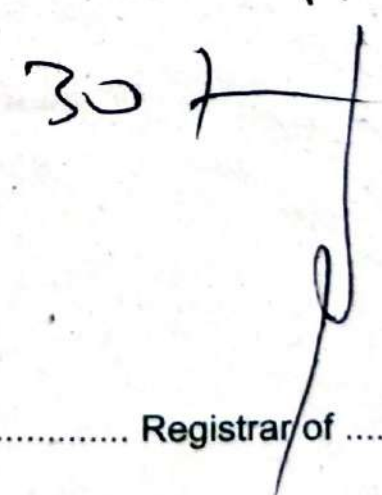
No. REGN AA 489800

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 38900
- 2. Date of application ..... 14/10/20
- 3. Search for the year (s) ..... 1990-20
- 4. Name of office to which the record to be searched or inspected relates ..... RA
- 5. Name of person or property to be searched ..... II
- 6. Nature of document ..... SW
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... m RA pur RS 906, 908  
RSK 1255, 1256 P-S Sonarpur
- 8. From whom received ..... R Paul
- 9. Fees paid under Article —

- F (1) (i)
- F (2) (ii)
- F (2)

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