

No. REGN AA 251819

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 4518

2. Date of application 6-5-18

3. Search for the year(s) 88-4

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 2

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... m - Kandarapur Bahia.

28-1690, 1691.

From whom received Kh-640, 650

Fees paid under Article —

(1) (i) Ti Manpa

(1) (ii) 307

(2)

..... Registrar of

1608007103/2018
From 13/02/2008
Kandarapur Bahalia, F

n Kumar Bhunia)
R. SONARPUR
A.D.S.R. SONARF

Aashray Construction
Sujanta Kumar Mondal
Partner

No. REGN AA 164546

46

Receipt for Fees Deposited for Search or Inspection

on

Serial Number of application 20246

Date of application 18/08/1989

3. Search for the year(s)

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

5. Name of person or property to be searched Kunder Paper Boatia

6. Nature of document Boatia

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Kh - 640, D-7690, 1691

page in the 7690, 691

8. From whom received N.N. Mridha

9. Fees paid under Article —

30/-

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



Registrar of

W W

1608007103/201
From 13/02/2008
Sonarpur Boyalia,

(n Kumar Bhunia)
R. SONARPUR
E A.D.S.R. SONAF

Aashray Construction

Sujanta Kumar Mondal
Partner

No. REGN AA 164546

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 20246

Date of application 13/02/19

3. Search for the year(s) 1987-88

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

5. Name of person or property to be searched R.K. Kunder Paper (Boat)

6. Nature of document

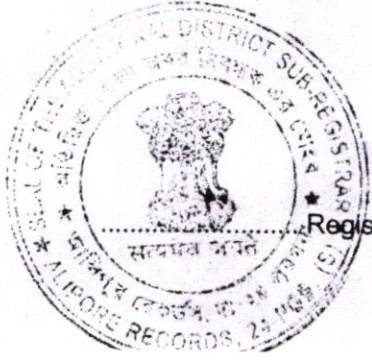
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Kh-640, DT 890, 169

8. From whom received R.N. Fidday

9. Fees paid under Article —

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

307



Registrar of W

1608007103/2019
From 13/02/2008 onward
Sonarpur Boyalia, Plot No: F

n Kumar Bhunia)
R. SONARPUR
E A.D.S.R. SONARPUR

Aashray Construction

Sudanta Kumar Mishra

Partner

No. REGN AA 251819

Receipt for Fees Deposited for Search or Inspection

08007103/2019
om 13/02/2008
apur Boyalia, . I

1. Serial Number of application 4518

2. Date of application 6-5-18

3. Search for the year(s) 88-18

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 2

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m-Kandarpapur Bahia

Kumar Bhunia
SONARPUR
A.D.S.R. SON

28-1690, 1691

From whom received K-640, 650

Fees paid under Article — Ti Manpa

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

307

..... Registrar of

Aashray Construction

Suyanta Kumar Mandal

Partner

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

Date of Application: 14-05-2019

Serial No of Application	1608007103/2019	Search No	1608007103/2019
Search for the Years	From 1989 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, , Plot No: RS-01690		
From whom Received	Mr M Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 25/-	

Search Result: No Record Found



(Mr Barun Kumar Bhunia)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

Aashray Construction

Suyante Kumar Mendal

Partner

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

Date of Application: 06-05-2019

Serial No of Application 1629001269/2019 Search No 1629001269/2019
Search for the Years From 2014 To 2019 Record Available From 13/11/2014 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, , Plot No: RS-01691
From whom Received Mr DIBAKAR BHATTACHARJEE
Fees Paid under Articles F1(i) 2/- F1(ii) 5/-

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Development Agreement or Construction agreement	Plot No: RS-1691 Khatian: 887	Area of Land: 2 Decimal,
Deed Details :		Deed No: I-162901546/2015, Query No: 1629002418 /2015, Serial No: 162901693/2015, Page: 1931 - 1955, Date of Registration: 11/05/2015, Date of Completion: 13/05/2015,		
2	District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-1691 Khatian: 887	Area of Land: 2 Decimal,
Deed Details :		Deed No: I-162901547/2015, Query No: 1629002419 /2015, Serial No: 162901698/2015, Page: 1956 - 1978, Date of Registration: 11/05/2015, Date of Completion: 13/05/2015,		

(Mr Debasish Dhar)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA

Aashray Construction

Sreyanki Kumar Das

Partner

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

Date of Application: 14-05-2019

Serial No of Application	1608007104/2019	Search No	1608007104/2019
Search for the Years	From 1989 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, , Plot No: RS-01691		
From whom Received	Mr M Chakraborty		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 25 /-	

Search Result: No Record Found



(Mr Barun Kumar Bhunia)
A.D.S.R. SONARPUR
OFFICE OF THE A.D.S.R. SONARPUR

Aashray Construction

Suyash Kumar Mishra

Partner

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

Date of Application: 06-05-2019

Serial No of Application	1629001266/2019	Search No	1629001266/2019
Search for the Years	From 2014 To 2019	Record Available	From 13/11/2014 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, , Plot No: RS-01690		
From whom Received	Mr DIBAKAR BHATTACHARJEE		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result:

Sl.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Development Agreement or Construction agreement	Plot No: RS-1690 Khatian: 640	Area of Land: 10 Decimal,
Deed Details :		Deed No: I-162901546/2015, Query No: 1629002418 /2015, Serial No: 162901693/2015, Page: 1931 - 1955, Date of Registration: 11/05/2015, Date of Completion: 13/05/2015,		
2	District: South 24-Parganas, PS: Sonarpur, Mouza: Kandarpapur Boyalia, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Development Power of Attorney after Registered Development Agreement	Plot No: RS-1690 Khatian: 640	Area of Land: 10 Decimal,
Deed Details :		Deed No: I-162901547/2015, Query No: 1629002419 /2015, Serial No: 162901698/2015, Page: 1956 - 1978, Date of Registration: 11/05/2015, Date of Completion: 13/05/2015,		

(Mr Debasish Dhar)
A.D.S.R. GARIA
OFFICE OF THE A.D.S.R. GARIA

Aashray Construction

Suyash Kumar Mr 21

Partner

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

MEMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about **12 decimal** be the same a little more or less out of which 10 decimal in R.S. Dag No. 1690 corresponding to L.R. Dag No. 1655, R.S. Khatian No. 640, 651, L.R. Khatian No. 3227 and 2 decimal in R.S. Dag No. 1691 corresponding to L.R. Dag No. 1656, R.S. Khatian No. 887, Khanda Khatian No. 355, L.R. Khatian No. 3247 both comprised in and formed under Mouza - Kandarpapur Boalia, J.L. No.49, within Ward No. 4, of Rajpur Sonarpur Municipality, **Holding No. 316, Nabagram Panchpota**, under Sub-Registry Office- Garia, Police Station - Sonarpur within the District - 24 Parganas (South).

PRESENT LAND OWNER:-

SRI SUBHAS PODDAR alias SUBHAS CHANDRA PODDAR, son of- Late Surendra Nath Poddar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Nabagram Middle Block-I, P.O.- Panchpota, P.S.- Narendrapur (previously Sonarpur), Kolkata- 700152.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the period of last 30 (thirty) years

Aashray Construction

Suyant Kumar Misra

Partner

H.

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

MEMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

and have inspected the records and all other relevant available documents in respect of the aforesaid property.

MY REPORT IS AS FOLLOWS:-

- A.** Surendra Nath Poddar (the deceased father of the Landowner herein) purchased the land measuring about 16.33 decimal in R.S. Dag No. 1690, Mouza- Kandarpapur Boalia from Atul Chandra Naskar and thereafter on 04.12.1974 he executed a Deed of Gift in respect of the said land in favour of his wife Lakshmi Rani Poddar and only son Subhas Poddar alias Subhas Chandra Poddar, the said Deed of Gift was registered before Sub. Registrar, Sonarpur and recorded in Book No. I, Volume No. 72, Pages 238 to 240, Being No. 4776, for the year 1974;
- B.** After becoming the owners of the said land measuring about 16.33 decimal, R.S. Dag No. 1690 the afore-stated legal heirs of Surendra Nath Poddar sold some portion of the land at presently Subhas Poddar alias Subhas Chandra Poddar (the Landowner herein) has been retaining the land measuring about 10 decimal in R.S. Dag No. 1690 and thereafter the Landowner herein mutated his name before the BL&LRO, Sonarpur and his name has been published in the L.R. Settlement Record-of-Rights (Parcha) in respect of the said land

Aashray Construction

Singh Kumar Ma

Partner

tohatt.

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

NUMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

measuring about 10 decimal in R.S. Dag No. 1690 corresponding to L.R. Dag No. 1655, Mouza- Kandarpapur Boalia;

C. Surendra Nath Poddar (the deceased father of the Landowner herein) purchased the land measuring about 2 decimal in R.S. Dag No. 1691, Mouza- Kandarpapur Boalia from Monindra Chandra Dey by virtue of a Deed of Gift registered on 03.05.1967 before Sub. Registrar, Baruipur and recorded in Book No. I, Volume No. 71, Pages 15 to 19, Being No. 3779,- for the year 1967, and thereafter Surendra Nath Poddar mutated his name before the BL&LRO, Sonarpur and his name has been published in the L.R. Settlement Record-of-Rights (Parcha);

D. After the demise of Surendra Nath Poddar (the deceased father of the Landowner herein) on 06.10.1979 his wife Lakshmi Rani Poddar and only son Subhas Poddar alias Subhas Chandra Poddar jointly inherited the said land measuring about 2 decimal in R.S. Dag No. 1691 corresponding to L.R. Dag No. 1656 Mouza- Kandarpapur Boalia as his legal heirs and successors;

E. On 17.10.2012 Lakshmi Rani Poddar gifted her undivided share of land measuring about 1 decimal out of the total land of 2 decimal in R.S. Dag No. 1691 corresponding to L.R. Dag No. 1656 Mouza- Kandarpapur Boalia in favour of her son Subhas Poddar alias Subhas

Aashray Construction

Suyash Kumar Ma

Partner

Bhattach.

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

OFFICE : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

Chandra Poddar (the Landowner herein) by virtue of a Deed of Gift registered before District Sub. Registrar- IV, Alipore and recorded in Book No. I, Volume No. 29, Pages 1725 to 1735, Being No. 8521, for the year 2012;

F. By virtue of Law of Inheritance and the above-stated Deed of Gift Subhas Poddar alias Subhas Chandra Poddar (the owner herein) became the absolute owner of the land measuring about 12 decimal, as morefully stated hereinabove;

G. Thereafter, the owner herein in respect of the land as mentioned hereinabove entered into a Joint Venture Agreement with "AASHRAY CONSTRUCTION" a Partnership Firm having its Office at- 112, Sreenagar Main Road, P.O.- Panchasayar, Kolkata- 700094 (hereinafter referred to as the said Developer) which was registered on 11.04.2015 before A.D.S.R. Garia and recorded in Book No. I, C.D. Volume No. 8, Pages 1931 to 1955, Being No. 1546 for the year 2015 and for smooth running of the said construction work the owner herein executed a Power of Attorney which was registered on 11.04.2015 before A.D.S.R. Garia and recorded in Book No. I, C.D. Volume No. 8, Pages 1956 to 1978, Being No. 1547 for the year 2015;

H. Thereafter the said Developer submitted a building sanction plan in respect of the land as mentioned hereinabove in the

Aashray Construction

Sujon Kumar Misra

Partner

Hi

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 725

NUMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-054
RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. :

Date :

name of the Landowner herein at the cost and expenses of the Developer herein and got the sanctioned building plan bearing sanction no. 06/CB/04/11 dated 22.04.2019 duly sanctioned from Rajpur Sonarpur Municipality;

- I. Thereafter the said Developer started construction of the said G+3 storied building known as "AASHRAY JANANI " at Holding No. 316, Nabagram Panchpota;

I hereby certify that the above-mentioned land of the present Landowners herein are free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

I also hereby certify that the above mentioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of the KMDA and the KIT and any other authority and is fit for equitable mortgage.

Enclosure:- Search Receipts.

Dibakar Bhattacharjee
ADVOCATE

Aashray Construction

Suyant Kumar Mishra

Partner