

Kamini Singh
Advocate
High Court, Calcutta.

Chamber:
51/1A/11 Rabindra Sarani
Howrah.

Date-24.07.2014

SUB: Non-Encumbrances Certificate and detailed Report on Title

Searches made:

I have caused necessary searches through searcher M.SETH in the records available with the office of the District Registrar Barasat & Sub-Registrar at Barrackpur and Registrar of Assurance at Kolkata for the period of 1984 - 2014.

My report:

Based upon the search conducted by me as aforesaid with the said various authorities and having perusal of the records pertaining to the said property i.e. the Deeds, documents and papers relating to the title thereof my report is as follow

Present owner/s of the said property:

M/s. Aatreyee Nirman (P) Ltd.

Description of Property

all that piece and parcel of land admeasuring 19 cottahs 05 Chittaks 23 sq.ft.lying and situated at Mouza- Kodaliya comprised in J.L. no. 36, R.S. no. 93, R.S.Dag nos. 557,554, R.S.Khatian no. 453, and 183 P.S. Khardah now Ghola , at Holding no. 107/2 , Satyen Bose Sarani, District- 24 Parganas (North), within the ambit of New Barrackpore Municipality .

DEVOLUTION OF TITLE

Whereas Atahar Rahman and Mst. Amina khatoon were the joint owners of all that piece and parcel of land admeasuring an area of 26 Satak comprised with R.S. Dag No. 554 under khatian no.183 ,at Mouza -Kodaliya, Police Station -Khardah, District- 24 Parganas (North), within the ambit of New Barrackpore Municipality.

And whereas said Atahar Rahman and Mst. Amina khatoon sold, transferred and conveyed said land by deed of sale dated 26.09.1957 unto and infavour of Dolly Rani Chowdhury and Basudeb Chowdhury with the office of Sub-Registrar of Barrackpore and recorded in Book no.I, Volume no.74, pages 18-20 , and Being No. 5097 for the year 1957 and thus Dolly Rani Chowdhuryd Basudeb Chowdhury became the absolute owner of said land .

And whereas at the time of registration of said deed Sk. Ajijar Rahaman, Sk. Atiyar Rahaman, Mst.Asia Khatoon were the minor thus for the perfection of sale they sold, transferred and conveyed all that the piece and parcel of land admeasuring 26 decimals unto and in favour of Dolly Rani Chowdhury and Basudeb Chowdhury by a Deed of Sale cum rectification dated 29.07.1960 and the same was duly registered with the office of Sub Registrar at Barrackpore and recorded in Book no. I, Being no. 4490 for the year 1960 and thus Dolly Rani Chowdhury and Basudeb Chowdhury became joint owner owner of the land admeasuring 26 decimals.

And whereas some land of said Dolly Rani Chowdhary and Basudeb Chowdhury has been acquisitioned by the contingent neighbor and rest of the land measuring an area of 11 cottahs 02 Chittaks 42 sq.ft., comprised with R.S.Dag No. 554 ,under Khatian no. 183 ,at Mouza Kodaliya, Police Station -Khardah, within the limit of New Dum Dum Municipality , in the District of 24 paraganas are duly recorded their name.

And whereas a Deed of exchange dated 04.10.1962 executed by and between Hiran Bala Bhoumik, Basudeb And Rabi Ranjan Bhoumik, Bhabaranjan Bhoumik alias Gouranga Bhoumik, Shobha Rani Bhoumik, Anima Rani Bhoumik and the same was duly registered with the office of the Registrar of Assurances, Calcutta ,and recorded in Book no.I, Volume No. 195 ,pages 216 -219 and Being No. 5575 for the year 1962.

And whereas said Hiran Bala Bhoumik died intestate in the year 1975 leaving behind her two sons Rabi Ranjan Bhoumik , Bhabaranjan alias Gouranga Bhoumik, and two daughter namely Minu Rani Bhoumik and Swapna Bhoumik as her legal heirs and successors .

And whereas said Rabi Ranjan Bhoumik died intestate in the year 1978 leaving behind him his five sons Dulal Chandra Bhoumik , Sagar Bhoumik, Kanti Bhoumik, Goutam Bhoumik and Swapan Bhoumik as her legal heirs and successors .

And whereas Rabi Ranjan Bhoumik , Bhabaranjan alias Gouranga Bhoumik, Minu Rani Bhoumik and Swapna Bhoumik, Dulal Chandra Bhoumik , Sagar Bhoumik, Kanti Bhoumik, Goutam Bhoumik and Swapan Bhoumik gifted, transferred and conveyed land admeasuring 36 Satak by a Deed of Gift dated 13.05.1981 unto and infavour of Basudeb Chowdhury duly registered with the office of Registrar of Assurances at Calcutta and recorded in Book no.I, Volume No.274, pages 30-34 and Being no.4010 for the year 1981 thus Basudeb Chowdhury became the absolute owner of said land.

AND WHEREAS by a Deed of Conveyance dated 10.04.2012 registered at the office of the District Sub Registrar-I, Barasat, copied in Book No.I, CD Volume No.11, Pages 1115 to 1134, Being No.02358 for the year 2012, Smt Dolly Rani Chowdhury, Sri Basudeb Chowdhury described therein as the vendors, sold, transferred and conveyed to Mr. Gobindo Ghosh, Mrs. Santana Ghosh **ALL THAT** piece of "Danga" land measuring an area, 08 Cottahs 10 Chittacks 41 Sq.ft, comprised in R.S.Dag No.554, under R.S. Khatian No.183 and an area 10 Cottahs 10 Chittacks 27 Sq.ft. comprised in R.S. Dag No.557, under R.S. Khatian No.453, being total area 19 Cottahs 05 Chittacks 23 Sq.ft. at Mouza- Kodaliya, Police Station-Khardah now Ghola, Holding No.107, 107/A and 107/B, Satyen Bose Sarani, within the limits of New Barrackpore Municipality, J.L.No.36, R.S.No.93 in the District of 24 Parganas(North).

AND WHEREAS Mr. Gobindo Ghosh, Mrs. Santana Ghosh, thus being well seized and possessed of or otherwise well and sufficiently entitled to the "Danga" land in Total Measuring 19 Cottahs , 5 Chittacs 23 Sq feet comprised in an area 08 Cottah 10 Chittaks 41 Sq.ft. comprised in R.S.Dag No.554, under R.S. Khatian No.183 and an area 10 Cottahs 10 Chittaks 27 Sq.ft. comprised in R.S.Dag No.557, under R.S. Khatian No.453 at Mouza-Kodaliya, Police Station - Khardah now Ghola, Holding No.107, 107/A and 107/B, Satyen Bose Sarani, within the limits of New Barrackpore Municipality, J.L.No.36, R.S. No.93, in the District of 24-Parganas(North) sold transferred and conveyed the same unto and in favour of Aatreyee Nirman Pvt. Ltd. by a Deed of Conveyance dated 18th July 2013 duly registered before the Additional Registrar of Assurances- II and recorded in Book No I, CD Volume No 27, Page from 3944 to 3965 being No 08825 for the year 2013 and thus said Aatreyee Nirman Pvt. Ltd. became the absolute owner of said property.

Certificate:

I certify that prima facie and as per the xerox copy of records provided to me the said land of the said **M/s. Aatreyee Nirman (P) Ltd** appears to be free from all sorts of encumbrances, charges, liabilities, liens, lis-pendenses, and attachment whatsoever subject to the verification of original/photocopy of the Title Deed/s and the above mentioned land having absolute clear, free and marketable title.

The receipt/s for the relevant searches is/are enclosed herewith.

Note: 1. That during the period of searching with the office of the District Registrar Barasat & Sub-Registrar at Barrackpur and Registrar of Assurance at Kolkata, we found no adverse entry in index.

Note: 2. Only Index - II Search has been made available in the relevant registry Office. Pending IGR Search is not made available.

Kamini Singh
(Kamini Singh)
Advocate.

Encl: As above.

Registrar of.....

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

9. Fees paid under Article—

8. From whom received.....

M. Seth

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M. Khatun 05-11-183, 453
Dug-554, 557

6. Nature of document.....

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

ii

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

A. A. Co. J

Search for the year(s).....

Date of application.....

Serial Number of application.....

37550

Receipt for Fees Deposited for Search or Inspection

No. REGN U 420650

[New Rule Form No. 19 (Appendix-1)]

Form No. 1556

301

Actual

West Bengal Form No. 15:6

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

No. REGN U

105467

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 23891
- 2. Date of application..... 31-3-14.
- 3. Search for the year(s)..... 1984-2014.
- 4. Name of office to which the record to be searched or inspected relates.....
DRBKT TSBK Pur
- 5. Name of person or property to be searched..... M. Kodalia.
- 6. Nature of document.....
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Kh. 183, 453, Dag - 554, 557

From whom received..... M. Seth

Fees paid under Article— 60p

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

Registrar of

S.P., Calcutta-700 015.

Michael Nagar

REGN U

WEST BENGAL

BANK

Name : _____

Son of : _____

Mouza : - Koderlia

Dag No. : - 554, 557

Khatian No. : - 183, 453

Premises No. : _____

P.S. Khardah

Area _____

Flat No. _____

Office Kolkata

1983 - a

1984 - NI 2

1985 - "

1986 - "

1987 - "

1988 - "

1989 - "

1990 - NI C

1991 - "

1992 - "

1993 - "

1994 - "

1995 - "

1996 - NIL

1997 - "

1998 - "

1999 - "

2000 - "

2001 - "

2002 - NIL

2003 - "

2004 - "

2005 - "

2006 - NIL

2007 - "

2008 - "

2009 - "

2010 - "

2011 - "

2012 - "

2013 - Area - 17.5931 Demi sate D-8825 vol-27 P-³⁹⁴⁴/₃₉₆₅

2014 - " - 4.3252 Demi sate D-8825 vol-27 P-3944-3965
NIL

BANK

Name : _____

Son of : _____

Mouza : - Kodalia

Dag No. : - 554, 557

Khatian No. : - 183, 453

Premises No. : _____

P.S. Khasdeh

Area _____

Flat No. _____

DR Office Bansbat

1983

1984 — NICPT

1985 — "

1986 — "

1987 — "

1988 — "

1989 — "

1990 — NICPT

1991 — "

1992 — "

1993 — "

1994 — "

1995 — "

- 1996 - NIP T.
- 1997 - "
- 1998 - "
- 1999 - "
- 2000 - "
- 2001 - "
- 2002 - NIP
- 2003 - "
- 2004 - "
- 2005 - "
- 2006 - "
- 2007 - "
- 2008 - "
- 2009 - "
- 2010 - Area - 1.5 K - Grid D-4856 vol-15 P-2552-2561
- 2011 - NIP
- 2012 - Area - 8.68194 K. D-2358 vol-11 P-1115 - 1134
sale
- 2013 - NIP
- 2014 - "

BANK

Name : _____

Son of : _____

Mouza : - Kodalia

Dag No. : - 554, 557

Khatian No. : - 183, 457

Premises No. : _____

P.S. Khandah

Flat No. _____

Area _____

SR Office B.K.Pur

1983

1984 - NIKAT

1985 -

1986 - 4

1987 - "

1988 - "

1989 - "

1990 - NIKAT

1991 - "

1992 - 4

1993 - "

1994 - NIK

- 1996 - NIZ
- 1997 - "
- 1998 - "
- 1999 - "
- 2000 - "
- 2001 - "
- 2002 - NIZRT
- 2003 - "
- 2004 - NIZ
- 2005 - "
- 2006 - "
- 2007 - "
- 2008 - "
- 2009 - "
- 2010 - 25K D-7568 V01-25 P-4757-4770
sale
- 2011 - NIZ
- 2012 - "
- 2013 - "
- 2014 - "