

# SAMAR DAS

Advocate,

High Court, Calcutta,

Bar Association, Room No. 13

CHAMBER :

8-2, Kiron Apartment,

Ground Floor, Ballia Flora,

P. O. - Garia, Kolkata - 700084.

M: 9903423220.

Ref No. ....

Date : 03.07.2019

**NON ENCUMBRANCES SEARCH CERTIFICATE**  
**AND**  
**DETAILED REPORT ON TITLE**

**Ref:** ALL THAT piece and parcel of land measuring **17 Cottahs 01 Chittaks 00 Sq. ft.**, be the same a little more or less, lying, situated at **Holding No. 518, Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality and comprised in **L.R. Dag No. 270** appertaining to **L.R. Khatian No. 567** corresponding to **R.S. Dag No. 246** appertaining to **R.S. Khatian No. 39** of **Mouza - Garagachha**, J.L. No. 45, P.S.- Sonarpur, District - South 24 Parganas, Kolkata - 700084.

**Present Owner :** **SRI SUNIL NASKAR**, son of Late Satish Naskar of Garagachha, P.O.- Garia, P.S.- Sonarpur, Kolkata - 700084.

This is to certify that I have caused necessary searches of the office of the R.A. - I, Kolkata, D.S.R. IV, Alipore, South 24 Parganas and A.D.S.R., Sonarpur and Garia, South 24 Parganas for the period of 2007 to 2019 (upto date) in respect of the aforesaid property.

**My report is as follows :**

During searches in the aforesaid Registration Offices concerned, so far papers and records available therein, I found five entries within the aforesaid period -

Year	Office	Book No.	Volume No.	Page No.	Deed No.
2008	A.D.S.R., Sonarpur	I	44	2028 to 2042	11858/2008
2016	A.D.S.R., Garia	I	1629-2016	36665 to 36684	162901711/2016
2016	A.D.S.R., Garia	I	1629-2016	36685 to 36698	162901712/2016
2016	A.D.S.R., Garia	I	1629-2016	66100 to 66117	162903090/2016
2016	A.D.S.R., Garia	I	1629-2016	66132 to 66143	162903093/2016
2017	A.D.S.R., Garia	I	1629-2017	19314 to 19338	162900776/2017
2017	A.D.S.R., Garia	I	1629-2017	19473 to 19484	162900786/2017

For SURAKHA CONSTRUCTION

*Smith Das*

Partner

*Sami Sarkar*

Partner

*Samar Das*  
SAMAR DAS

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Save and except the aforesaid entry I have found no other entry like sale, gift, mortgage, lease or any other kind of transfer of the said Premises.

I have examined the title deeds and other papers and documents in respect of the aforesaid premises and after going through the same thoroughly, I hereby state the short history of the title of the aforesaid premises:

**WHEREAS** Sunil Naskar, the owner herein along with his brother, Haran Naskar got 34 Cottahs 2 Chittaks land at R.S. Dag No. 246 appertaining to R.S. Khatian No. 39 of Mouza - Garagachha, J.L. No. 45, Touzi No. 56, Police Station - Sonarpur, District - South 24 Parganas by virtue of a Deed of Gift executed and registered on 30.10.2002 at the office of the A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book No. I, Volume No. 135, copied at Pages 29 to 39, being No. 7960 for the year 2002 from its erstwhile owner, Ramanath Dey Sarkar Charitable Trust and since then they jointly had been in possession and enjoyment of the said property without any hindrance and encumbrance.

**AND WHEREAS** during joint possession and enjoyment of the said property they jointly divided the said property equally by virtue of a Deed of Partition which was registered at the office of the A.D.S.R., Sonarpur, South 24 Parganas and recorded in Book No. I, CD Volume No. 44, Pages 2028 to 2042, Being No. 11858 for the year 2008 and as per said Partition Deed Sunil Naskar became the sole and absolute owner of 17 Cottahs 1 Chittaks land from the east and his brother, Haran Naskar became the sole and absolute owner of 17 Cottahs 1 Chittaks land from the west out of the aforesaid 34 Cottahs 2 Chittaks land which is also demarcated in the site plan attached therewith.

**AND WHEREAS** since then the said Sunil Naskar, the Owner herein had been in possession and enjoyment of the said property without any hindrance and encumbrance and got mutated the said property in the department of Block

Samar Das :

For SURAKHA CONSTRUCTION

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Smita Das

Samin Sankar

Partner

Partner

13,



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Land and Land Reforms Office, Sonarpur, South 24 Parganas and the said property recorded in L.R..R.O.R. as L.R. Dag No. 270 under L.R. Khatian No. 567 of Mouza - Garagachha and also recorded his name in the record of the Rajpur - Sonarpur Municipality and said property recorded as Holding No. 518, Garagachha, Ward No. 01 of the Rajpur - Sonarpur Municipality.

**AND WHEREAS** the said Sunil Naskar entered into three Development Agreements with M/s. Surakha Construction represented by its partners Surath Sardar and Samir Sardar (hereinafter referred to as "the developer") on **27.05.2016 and 15.09.2016 and 14.03.2017** which was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2016, Pages from 36665 to 36684, **Being No. 162901711** for the year **2016 and** Book No. I, Volume No. 1629-2016, Pages from 66100 to 66117, **Being No. 162903090** for the year **2016 and** Book No. I, Volume No. 1629-2017, Pages from 19314 to 19338, **Being No. 162900776** for the year **2017** respectively for construction of Apartment Ownership Building upon the aforesaid premises measuring more or less **17 Cottahs 1 Chittaks 00 Sq. ft.**, be the same a little more or less, at **Holding No. 518, Garagachha**, Ward No. 01 of the Rajpur - Sonarpur Municipality comprised in **L.R. Dag No. 270** appertaining to **L.R. Khatian No. 567** corresponding to **R.S. Dag No. 246** appertaining to **R.S. Khatian No. 39** of **Mouza - Garagachha**, J.L. No. 45, Police Station - Sonarpur, District - South 24 Parganas at the cost and expenses of the developer with several terms and conditions as contained therein and the land owners also grant Power of Attorney for development for construction of building upon the aforesaid premises and to sell developer's allocation in the said building and the said Power of Attorneys was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2016, Pages from 36685 to 36698, **Being No. 162901712** for the year **2016 and** Book No. I, Volume No. 1629-2016, Pages from 66132 to 66143, **Being No. 162903093** for the year **2016 and** Book No. I, Volume No. 1629-2017, Pages from 19473 to 19484, **Being No. 162900786** for the year **2017** respectively.

Samar Das :

For SURAKHA CONSTRUCTION

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13. Surath Sardar

Partner

Samir Sardar

Partner

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**AND WHEREAS** the developer herein has been in construction work of apartment ownership building being named as "**SURAKHA RESIDENCY - 1**" consisting of two blocks upon the aforesaid premises as per approved building plan vide No. **89/CB/01/65 dated 14.08.2018** from the authority of the Rajpur - Sonarpur Municipality and the land owner and the developer are entitled to sell their respective allocation in the said building.

**I HEREBY CERTIFY** that the above mentioned property of the present owners is free from all encumbrances, charges, liens, liabilities, attachments, mortgage or any other kind of transaction whatsoever and the said property has an absolute, clear, free and marketable title.

I also **FURTHER CERTIFY** that the above mentioned property is not subject to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976, and the same is not under any claim of the K.M.D.A., Rajpur - Sonarpur Municipality and any other authority and is fit for equitable mortgage.

The Search Receipts are enclosed herewith.

*Samar Das*

SAMAR DAS  
Advocate

High Court, Calcutta  
Bar Association, Room No. 13.

For SURAKHA CONSTRUCTION  
*Somesh Das*  
Partner  
*Sami Saha*  
Partner



No. REGN AA 178562

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application ..... 28462

2. Date of application ..... 3/7/15

3. Search for the year(s) ..... 2007 - 19

4. Name of office to which the record to be searched or inspected relates ..... D2 + Sonarpur

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

6. Nature of document ..... D - 246 ka 95

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) ..... 91

8. From whom received ..... J Das (Har)

9. Fees paid under Article —

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



For SURAKHA CONSTRUCTION  
 Partner: *Sanku Saha*  
 Partner: *Samin Saha*

Forwarded to U.S. R./A/D./S./N. ....  
For searching from ..... 10 .....

8

For searching from .....  
For searching from .....

3

For SURAKHA CONSTRUCTION

*Smith Saha*  
Partner

*Samin Saha*  
Partner

Government of West Bengal  
Office of the KOLKATA (A.R.A. - I)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 25-06-2019

Serial No of Application	1901011636/2019	Search No	1901011636/2019
Search for the Years	From 2007 To 2019	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, , Plot No: RS- 00246		
From whom Received	Mrs S Das		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result: No Record Found

( Mr Debasis Patra )  
A.R.A. - I KOLKATA  
OFFICE OF THE A.R.A. - I KOLKATA



For SURAKHA CONSTRUCTION  
*Sourabh Das*  
Partner  
*Samir Sen*  
Partner



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

For SURAKHA CONSTRUCTION  
*Somath Saha* Partner  
*Samin Saha* Partner

Date of Application: 02-07-2019

Serial No of Application: 1629001820/2019  
Search for the Years: From 2014 To 2019  
Property to be Searched: District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Plot No: LR- 00270  
From whom Received: Mr Samar Das  
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: Garagachha, Municipality: RAJPUR-SONARPUR.

Property Type: Land  
Transaction: [0110] Sale, Development Agreement or Construction agreement

Plot No: LR-270  
Khatian: 166

Area of Land:  
11.55000000 decimal  
(7 Katha)

Deed Details :

Deed No: I-162901711/2016, Query No: 16290000710763/2016, Serial No: 1629002126/2016, Page: 36685 - 36684, Date of Registration: 27/05/2016, Date of Completion: 30/05/2016, Date of Delivery: 30/05/2016

2 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Property Type: Land  
Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement

Plot No: LR-270  
Khatian: 166

Area of Land:  
11.55000000 decimal  
(7 Katha)

Deed Details :

Deed No: I-162901712/2016, Query No: 16291000203861/2016, Serial No: 1629002131/2016, Page: 36685 - 36698, Date of Registration: 27/05/2016, Date of Completion: 30/05/2016, Date of Delivery: 30/05/2016

3 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Property Type: Land  
Transaction: [0110] Sale, Development Agreement or Construction agreement

Plot No: LR-270  
Khatian: 166

Area of Land:  
3.30000000 decimal (2 Katha)

Deed Details :

Deed No: I-162903090/2016, Query No: 16290001263782/2016, Serial No: 1629003836/2016, Page: 66100 - 66117, Date of Registration: 15/09/2016, Date of Completion: 16/09/2016,

4 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Property Type: Land  
Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement

Plot No: LR-270  
Khatian: 166

Area of Land:  
3.30000000 decimal (2 Katha)

Deed Details :

Deed No: I-162903093/2016, Query No: 16291000341159/2016, Serial No: 1629003838/2016, Page: 66132 - 66143, Date of Registration: 15/09/2016, Date of Completion: 16/09/2016,

5 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Property Type: Land  
Transaction: [0110] Sale, Development Agreement or Construction agreement

Plot No: LR-270  
Khatian: 166

Area of Land:  
16.36250010 decimal  
(9 Katha, 14 Chatak, 30 Sqft)

Deed Details :

Deed No: I-162903934/2016, Query No: 16290001595133/2016, Serial No: 1629004877/2016, Page: 85081 - 85099, Date of Registration: 14/12/2016, Date of Completion: 16/12/2016,

6 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Property Type: Land  
Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement

Plot No: LR-270  
Khatian: 166

Area of Land:  
16.36250010 decimal  
(9 Katha, 14 Chatak, 30 Sqft)

Deed Details :

Deed No: I-162903935/2016, Query No: 16291000423395/2016, Serial No: 1629004882/2016, Page: 84760 - 84771, Date of Registration: 14/12/2016, Date of Completion: 15/12/2016,

7 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Property Type: Land  
Transaction: [0110] Sale, Development Agreement or Construction agreement

Plot No: LR-270  
Khatian: 567

Area of Land:  
13.30312500 decimal  
(8 Katha, 1 Chatak)





For SURAKHA CONSTRUCTION  
Partner

*Samir Saha*  
Partner

Deed Details :

8 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Deed No: I-162900776/2017, Query No: 16290000336057/2017, Serial No: 1629000943/2017, Page: 19314 - 19338, Date of Registration: 14/03/2017, Date of Completion: 17/03/2017.

Property Type: Land  
Transaction: [0138] Sale,  
Development Power of Attorney  
after Registered Development  
Agreement

Plot No: LR-270  
Khatian: 567

Area of Land:  
13.30312500 decimal  
(8 Katha, 1 Chatak)

Deed Details :

9 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Deed No: I-162900786/2017, Query No: 16291000082088/2017, Serial No: 1629000953/2017, Page: 19473 - 19484, Date of Registration: 14/03/2017, Date of Completion: 17/03/2017.

Property Type: Land  
Transaction: [0110] Sale,  
Development Agreement or  
Construction agreement

Plot No: LR-270  
Khatian: 574

Area of Land:  
3.43750005 decimal (2  
Katha, 1 Chatak, 15  
Sqft)

Deed Details :

10 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR.

Deed No: I-162901226/2017, Query No: 16290000535513/2017, Serial No: 1629001534/2017, Page: 29819 - 29840, Date of Registration: 21/04/2017, Date of Completion: 25/04/2017.

Property Type: Land  
Transaction: [0138] Sale,  
Development Power of Attorney  
after Registered Development  
Agreement

Plot No: LR-270  
Khatian: 574

Area of Land:  
3.43750005 decimal (2  
Katha, 1 Chatak, 15  
Sqft)

Deed Details :

11 District: South 24-Parganas, PS: Sonarpur, Mouza: Garagachha, Municipality: RAJPUR-SONARPUR., Ward: 1

Deed No: I-162901232/2017, Query No: 16291000141276/2017, Serial No: 1629001535/2017, Page: 29806 - 29818, Date of Registration: 21/04/2017, Date of Completion: 25/04/2017.

Property Type: Land  
Transaction: [0901] Declaration,  
Declaration relating to immovable  
property

Plot No: LR-270  
Khatian: 39

Area of Land:  
8.35312500 decimal (5  
Katha, 1 Chatak)

Deed Details :

Deed No: I-162902550/2019, Query No: 16290000830974/2019, Serial No: 1629002730/2019, Page: 78270 - 78280, Date of Registration: 31/05/2019, Date of Completion: 31/05/2019.



( Mr Debasish Dhar )

A.D.S.R. GARIA

OFFICE OF THE A.D.S.R. GARIA

For SURAKHA CONSTRUCTION  
*Sanjay Datta*  
Partner  
*Samir Saha*  
Partner