

Rama Paul

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

2 copies

IVORY -

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

Ref. _____

Date 18.2.15.

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: A property measuring area more or less 06 Kattahs 01 Chittaks 15 Square feet situated lying at and being premises No. 2974, Nayabad, Kolkata- 700 094 within Mouza- Nayabad, R. S. Dag No. - 205, R. S. Khatian no. - 113, J. L. no. - 25, Collectorate Touzi no. - 56, R. S. No. - 3, Ward- 109, Borough- XII, within the Kolkata Municipal Corporation (added area), Police Station- Purba Jadavpur, District- 24 Parganas (S)

Present owner: "M/S MAINK HOUSING PRIVATE LIMITED".

RECITALS

WHEREAS during Revisional Survey Settlement Records of Rights in 1956, 1.33 Acres of land had been recorded in the name of one SUKUMAR MONDAL, son of Late Promod Krishna Mondal in respect of R. S. Dag No. 205 under R. S. Khatian No. 113, in Mouza - Nayabad, Paragana - Khaspur, R. S. No. - 3, J. L. No. 25, Touzi No. - 56, P. S. Purba Jadavpur and the said record had been finally published in the records of rights in Parcha and thus he became the absolute owner of the said landed property.

AND WHEREAS while the said SUKUMAR MONDAL, son of Late Promod Krishna Mondal was enjoying the right, title, interest and possession in respect of the said 1.33 Acres of Land in respect of of R. S. Dag No. 205 under R. S. Khatian No. 113, in Mouza - Nayabad, had been paying Khazana in respect of the said property before the authority of B. L. & R. O.

AND WHEREAS while the said SUKUMAR MONDAL, son of Late Promod Krishna Mondal was enjoying the right, title and possession in respect of the said 1.33 Acres of land, in respect of R.S. Dag no- 205 under R.S. Khatian no- 113 in Mouza- Nayabad made an unregistered scheme plan and divided his aforesaid property into several small plots and as such a demarcated plot measuring more or less 06 Kattahs 01 Chittak 15 Sft. of land marked as Plot No. C-1 was under the absolute ownership and possession of said SUKUMAR MONDAL and while he was enjoying the right, title and possession in respect of the said 06 Kattahs 01 Chittak 15 Sft. of land sold, conveyed and transferred a part portion from the said demarcated net land measuring more or less 02 Kattah 10 Chittaks to one Ashok Kumar

Rama Paul

RAMA PAUL (Advocate)
Alipore Criminal & Judges Court

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B.A. L.L.B. Advocate
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Mallick, son of Nagendra Mallick, by virtue of 'Deed of Conveyance' through his son and Lawful Attorney Shri Debnath Mandal and it was registered in the office of the D.S.R. - III, Alipore on 13.06.1997 and duly recorded in book no. - I, Volume No. - 18, written in pages 410 to 417, being Deed no. 843 for the year 2000.

AND WHEREAS while the said SUKUMAR MONDAL, son of Late Promod Krishna Mondal was enjoying the right, title and possession in respect of rest land of 03 Kattah 07 Chittaks 15 Sft. in respect of R. S. Dag no- 205 under R.S. Khatian no- 113 in Mouza-Nayabad, died on 14/09/2001 and leaving intestate behind his wife namely SMT CHITRA MONDAL, three sons namely SHRI INDRA NATH MONDAL, SHRI DEBNATH MONDAL and SHRI CHANDRA NATH MONDAL. As a result thereof, the said Smt. Chitra Mondal, Shri Indra Nath Mondal, Shri Debnath Mondal and Shri Chandra Nath Mondal finally became the joint owners in respect of their undivided landed property measuring more or less 03 Kattah 07 Chittaks 15 Sft.

AND WHEREAS while the said CHANDRA NATH MONDAL, son of Late Sukumar Mondal was enjoying the right, title and possession in respect of his undivided 1/4th share in the said landed property, comprising in R.S. Dag no- 205 under R.S. Khatian no- 113 in Mouza - Nayabad had been missing thereof left behind his wife, namely, SMT. CHANDIMA MONDAL and three sons namely SHRI CHARLIE MONDAL, SHRI JOYDEEP MONDAL and ANANDA MONDAL, as his legal heirs and successors. As a result thereof, the said Smt Chandima Mondal, Shri Charlie Mondal, Shri Joydeep Mondal and Ananda Mondal, finally, became the joint owners in respect of their undivided 1/16th share in the said landed property.

AND WHEREAS thus the said SMT CHITRA MONDAL, SHRI INDRA NATH MONDAL, SHRI DEBNATH MONDAL, SMT CHANDIMA MONDAL, SHRI CHARLIE MONDAL, SHRI JOYDEEP MONDAL and ANANDA MONDAL became the absolute owner in respect of the demarcated landed property measuring more of less 03 Kattah 07 Chittaks 15 Sft. comprising in R.S. Dag no- 205 under R.S. Khatian no- 113 in Mouza- Nayabad.

AND WHEREAS the said SMT CHITRA MONDAL, SHRI INDRA NATH MONDAL, SHRI DEBNATH MONDAL, SMT CHANDIMA MONDAL, SHRI CHARLIE MONDAL, SHRI JOYDEEP MONDAL and ANANDA MONDAL while enjoying their right, title, interest and possession in respect of the aforesaid landed property comprising in R.S. Dag no- 205 under R.S. Khatian no- 113 in Mouza- Nayabad, mutated their names in respect of the schedule property before the authority of "Kolkata Municipal Corporation" vide Assessee No. 31-109-08-6017-7 and premises no- 2974, Nayabad, Kolkata- 700 094.

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RAMA PAUL (Advocate)
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B.A. L.L.B. Advocate
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AND WHEREAS while the said SMT CHITRA MONDAL, SHRI INDRA NATH MONDAL, SMT CHANDIMA MONDAL, SHRI CHARLIE MONDAL, SHRI JOYDEEP MONDAL and ANANDA MONDAL were enjoying the right, title and possession in respect of their share in the said plot of land, comprising in R.S. Dag no- 205 under R.S. Khatian no- 113 in Mouza- Nayabad, the said Vendors for the sake of their convenience to transfer the aforesaid property, duly executed a registered 'Power of Attorney' on 05/04/2007 through which they duly nominated, constituted and appointed SHRI DEBNATH MONDAL, son of Late Sukumar Mondal, which was duly registered in the office of D.S.R- III, Alipur being the Power of Attorney No - 203 for the year 2007 and the same was duly recorded in the Book No - IV.

AND WHEREAS while the said SMT CHITRA MONDAL, SHRI INDRA NATH MONDAL, SMT CHANDIMA MONDAL, SHRI CHARLIE MONDAL, SHRI JOYDEEP MONDAL and ANANDA MONDAL were enjoying the right, title and possession in respect of their share in the said plot of land measuring more or less 03 Kattah 07 Chittaks 15 Sft. comprising in R.S. Dag no- 205 under R. S. Khatian no- 113 in Mouza- Nayabad, being in financial requirement, sold, conveyed and transferred the said demarcated landed property free from all encumbrances to M/S. MAINK HOUSING PRIVATE LIMITED, Vendor herein, at a valuable consideration by virtue of a Deed of Conveyance being No. 10537 for the year 2008 duly recorded in Book No. - I, CD Volume No. - 81, written in page nos. 3329 to 3345.

AND WHEREAS thus the said M/S. MAINK HOUSING PRIVATE LIMITED had become the owner and had been enjoying the right, title, interest and possession in respect of the plot of land measuring area about 03 Kattah 07 Chittaks 15 Sft. comprising in R.S. Dag no- 205 under R. S. Khatian no- 113 in Mouza- Nayabad, and mutated its name before the authority of Kolkata Municipal Corporation vide Assessee No- 31-109-08-6017-7 and Premises No- 2974, Nayabad, Kolkata- 700 094 and it has been paying taxes regularly.

AND FURTHER WHEREAS while the said SUKUMAR MONDAL, son of Late Promod Krishna Mondal was enjoying the right, title and possession in respect of the said balance land of 02 Kattahs 10 Chittaks out of the total land of 06 Kattahs 01 Chittak 15 Sft. of land, in Plot No. C-1, for the sake of his convenience to transfer the said property duly executed a registered 'Power of Attorney' on 14/09/1987 through which he duly nominated, constituted and appointed 1) Shri Debnath Mandal, son of Late Sukumar Mondal and 2) Shri Sambhu Nath Naskar, son of Late Bhadreswar Naskar, which was registered in the office of D. R. - Alipur and duly recorded in the Book No. - IV, Volume No. - 15, pages in written in page no. 57 to 62, Deed No. - 633 and for the year 1987, where the said Shri Sukumar Mandal had given sale power to his aforesaid appointed Lawful Attorney that any one can execute the 'Deed of Conveyance' at a time in the name of the intending purchaser/s.

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AND WHEREAS while the said SUKUMAR MONDAL, son of Late Promod Krishna Mondal was enjoying the right, title and possession in respect of the said plot of land measuring area about 02 Kattah 10 Chittaks in respect of R.S. Dag no- 205 under R. S. Khatian no. - 113 in Mouza - Nayabad, sold, conveyed and transferred to one Ashok Kumar Mallick, son of Nagendra Mallick, by virtue of 'Deed of Conveyance' through his son and Lawful Attorney Shri Debnath Mandal and the same was registered in the office of the D.S.R. - III, Alipore on 13.06.1997 and duly recorded in book no. - I, Volume No. - 18 , written in pages 410 to 417, being Deed no. 843 for the year 2000.

AND WHEREAS while the said Ashok Kumar Mallick, son of Nagendra Mallick was enjoying the right, title and possession in respect of said plot of land measuring more or less 02 Kattah 10 Chittaks comprising in R.S. Dag no- 205 under R. S. Khatian no- 113 in Mouza- Nayabad, being in financial requirement have sold , conveyed and transferred the said demarcated landed property free from all encumbrances to M/S. MAINK HOUSING PRIVATE LIMITED, Vendor herein at a valuable consideration.

AND WHEREAS thus the said M/S MAINK HOUSING PRIVATE LIMITED, Vendor herein had become the owner and had been enjoying the right, title, interest and possession in respect of the plot of land measuring area about 02 Kattah 10 Chittaks comprising in R.S. Dag no- 205 under R. S. Khatian no- 113 in Mouza- Nayabad, and mutated its name before the authority of Kolkata Municipal Corporation vide Assessee No. - 31-109-08-6254-0 and Premises No- 2974/1, Nayabad, Kolkata- 700 094 and it has been paying taxes regularly.

AND WHEREAS while the said M/S MAINK HOUSING PRIVATE LIMITED, Vendor herein had been enjoying the right, title, interest and possession in respect of the two nos. plots of land measuring area about 03 Kattah 07 Chittaks 15 Sft. and 02 Kattah 10 Chittaks comprising in R.S. Dag no- 205 under R. S. Khatian no- 113 in Mouza- Nayabad, amalgamated the said two plots of land and said amalgamation was approved by A. C. (JU), Kolkata Municipal Corporation on 28.01.2011 under Premises No. - 2974, Nayabad, Kolkata - 700 094 under Assessee No. 31-109-08-6017-7 and it has been paying taxes regularly.

AND WHEREAS thus the said M/S MAINK HOUSING PRIVATE LIMITED, Vendor herein had become the owner and had been enjoying the right, title, interest and possession in respect of the total land measuring area about 06 Kattah 01 Chittaks 15 Sft. comprising in R. S. Dag no. - 205 under R. S. Khatian no. - 113 in Mouza- Nayabad.

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B.A. L.L.B. Advocate
ALIPORE CRIMINAL & JUDGES COURT
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My report is as follows:

As per the available records of the offices concern, I found "M/S MAINK HOUSING PRIVATE LIMITED", was became the absolute owner in respect of the aforesaid plot of total land measuring area about 06 Kattah 01 Chittaks 15 Sft. comprising in R. S. Dag no. - 205 under R. S. Khatian no. - 113 in Mouza- Nayabad. The said Land of 03 Kattah 07 Chittaks 15 Sft. comprising in R.S. Dag no- 205 under R. S. Khatian no- 113 in Mouza- Nayabad, being in financial requirement, sold, conveyed and transferred the said demarcated landed property free from all encumbrances to M/S. MAINK HOUSING PRIVATE LIMITED, Vendor herein, at a valuable consideration by virtue of a Deed of Conveyance being No. 10537 for the year 2008 duly recorded in Book No. - I, CD Volume No. - 81, written in page nos. 3329 to 3345.

AND WHEREAS while the said Ashok Kumar Mallick, son of Nagendra Mallick was enjoying the right, title and possession in respect of said plot of land measuring more or less 02 Kattah 10 Chittaks comprising in R.S. Dag no- 205 under R. S. Khatian no- 113 in Mouza- Nayabad, being in financial requirement have sold, conveyed and transferred the said demarcated landed property free from all encumbrances to M/S. MAINK HOUSING PRIVATE LIMITED, by virtue of a Deed of Conveyance being No. 10536 for the year 2008 duly recorded in Book No. - I, CD Volume No. - 81, written in page nos. 3313 to 3328.

I hereby certify that the abovementioned land owned by "M/S MAINK HOUSING PRIVATE LIMITED" is free from all sorts of encumbrances, charges, liabilities, liens, lispendence, attachments of any kind whatsoever and the said property has as absolutely clear, free and marketable title.

I also hereby certify that the abovementioned land is not subjected to any restrictions of Urban Land (Ceiling and Regulation) Act, 1976 and the same in not under any claim of any other authority.

The receipt for the relevant searches is enclosed herewith.

Enclosure: Receipt No. 829352 & 716245

Rama Paul

RAMA PAUL (Advocate)

No. REGN V

829352

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 8952
- 2. Date of application..... 18/2/2015
- 3. Search for the year(s)..... 2000-2015
- 4. Name of office to which the record to be searched or inspected relates.....
PR+SR - Sealdha
- 5. Name of person or property to be searched..... No. 2974 Nayabad
- 6. Nature of document..... Ward No-109 KAI-94
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....
- 8. From whom received..... R. Paul
- 9. Fees paid under Article- Rs-34/- Adv
- F (1) (i)
- F (1) (ii)
- F (2)



No. REGN U 716245

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 18045
- 2. Date of application..... 18-2-15
- 3. Search for the year(s)..... 2000-15
- 4. Name of office to which the record to be searched or inspected relates... A.A. Cell
- 5. Name of person or property to be searched... H
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) P-2874, No. 1000
- 8. From whom received..... P.S. Jadar Pm R. Paul Sar.
- 9. Fees paid under Article—
- F (1) (i)
- F (1) (ii)
- F (2)

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