

No. REGN W 725006

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application..... 6006
- 2. Date of application..... 18/11/17
- 3. Search for the year(s)..... 2003-16
- 4. Name of office to which the record to be searched or inspected relates..... RA. West
- 5. Name of person or property to be searched..... IT
- 6. Nature of document..... Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... M Jangouddul  
in 660, Pt 3114
- 8. From whom received..... K. P. Mukherjee
- 9. Fees paid under Article—  
 F (1) (i) 15 L  
 F (1) (ii)  
 F (2)

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


No. REGN W 633730

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 2530

Date of application..... 17/1/17

Search for the year(s)..... 2003-16

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

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

Nature of document M - Jagadlal Kh-660

Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Day - 3114, 3115

From whom received..... K.P. Mukherjee

Fees paid under Article— 30/-

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



Registrar of

**Biman Kumar Das & Associates**  
Advocates

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2<sup>nd</sup> Floor, Back Side,  
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To,

Date : 19-01-2017

*The HDFC Limited.*  
*Jivandeep Bhavan.*

Sir,

**No Encumbrances Certificate and detailed report on title**

Ref : -ALL THAT piece and parcel of land measuring about 23 Cottahs 15 Chittacks 7.5 sq. ft. be the same a little more or less comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi Nos. 47, 49, 64, 63 and 68 appertaining to C.S. Dag No. 3114 and 3115, R.S. Dag No. 3114, 3115, 3149 and 3150, L.R. Dag No. 3157, 3158, 3195 and 3196 under R.S. Khatian No. 660, 663 and 664, L.R. Khatian No. 1697 and 370 being Holding No. 128, 134, 44 Katyani Tala Street, P.S. Sonarpur, Ward No. 25, within the local limits of Rajpur-Sonarpur Municipality, District 24 Parganas (South).

Necessary searches were caused through our agent Mr. K.P. Mukherjee in D.R. Alipore & A.D.S.R. Sonarpur and R.A. Kolkata for the period from 2003 to till the date 18-01-2017 in Index No. II and have inspected the available relevant records and system generated information supplied by the officials of the said three Registry Offices concerned as presented to my said agent i.e. Index No. II by the said three Registry Offices concerned in respect of the above said Property.





My report is as follows :-

**LOT - I**

**WHEREAS** by and through a Deed of Conveyance dated 07-06-1982 one Sri Shib Charan Mondal sold, transferred, conveyed and assigned land measuring about 3 Cottahs ½ Chittacks comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi Nos. 47, 49, 64, 63 and 68 appertaining to C.S. and R.S. Dag No. 3114 and 3115 under R.S. Khatian No. 655 and 665 under P.S. Sonarpur within the limits of Rajpur Municipality in District 24 Parganas (*herein after referred to as the said Lot "I" property*) unto and in favour of Sri Shibpada Howly. The said Deed was duly registered in the office of S.R. Alipore and recorded in Book No. I, as being No. 7453 for the year 1982.

**LOT - II**

**AND WHEREAS** by and through a Deed of Conveyance dated 04-10-1989 one Sri Arun Chandra Das sold, transferred, conveyed and assigned land measuring about 2 Cottahs 13 Chittacks comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi Nos. 47, 49, 64, 63 and 68 appertaining to R.S. Dag No. 3149 under R.S. Khatian No. 660 under P.S. Sonarpur in District 24 Parganas (South) (*herein after referred to as the said mother Lot "II" property*) unto and in favour of Sri Ashutosh Bhattacharjee and Smt. Anjulika Bhattacharjee. The said Deed was duly registered in the office of SR Sonarpur and recorded in Book No. I, Volume No. 334, Pages 197 to 203, being No. 13632 for the year 1989

**AND WHEREAS** said Ashutosh Bhattacharjee died intestate on 11-11-2003 and subsequently said Anjulika Bhattacharjee died intestate on 20-03-2008 leaving behind their one son Sri Daipayan Bhattacharjee as their legal heir and successor and as such he became the absolute owner of the said mother Lot "II" property left by Ashutosh Bhattacharjee and Anjulika Bhattacharjee.

**AND WHEREAS** by and through a Deed of Conveyance dated 04-06-2008 said Sri Daipayan Bhattacharjee sold, transferred, conveyed and assigned land measuring about 2 Cottahs 11 Chittacks out of the said mother Lot "II" property comprised in R.S. Dag No. 3149 under R.S. Khatian No. 660 unto and in favour of Sri





Shambhunath Das. The said Deed was duly registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, as being No. 5464 for the year 2008.

**AND WHEREAS** said Sri Sambhunath Das while seized, possessed and otherwise well and sufficiently entitled to and enjoyed land measuring about 2 Cottahs 11 Chittacks as absolute owner mutated his name in the records of Rajpur Sonarpur Municipality in respect of Holding No. 424 Katyani Tala Street.

**LOT - III**

**AND WHEREAS** by and through a Deed of Partition dated 10-06-1978 one Smt. Krishna Kumari Dasi was absolutely allotted land measuring about 26 Decimals comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi Nos. 47, 49, 64, 63 and 68 appertaining to R.S Dag No. 3150 under R.S Khatian No. 663 under P.S. Sonarpur in District 24 Parganas (*herein after referred to as the said mother Lot "III" property*) together with other properties. The said Deed was duly registered in the office of SR Sonarpur and recorded in Book No. I, Volume No. 24, Pages 74 to 83, being No. 1377 for the year 1978.

**AND WHEREAS** said Smt. Krishna Kumari Dasi granted a General Power of Attorney on 14-05-1987 in favour of Sri Panchanan Mondal for doing various acts and things. The said Power of Attorney was registered in the office of SR Alipore and recorded in Book No. IV as Being No. 393 for the year 1987.

**AND WHEREAS** power of Attorney dated 10-07-2003 granted by Smt. Krishna Kumari Dasi and Smt. Kanan Sarkar in favour of Sri Panchanan Mondal. The said Power of Attorney was duly registered in the office of A.D.S.R. Sonarpur and recorded in Book No. IV, Volume No. 8, Pages 203 to 208, being No. 705 for the year 2003.

**AND WHEREAS** by and through a Deed of Conveyance dated 09-10-2002 said Smt. Krishna Kumari Dasi represented by her constituted attorney Sri Panchanan Mondal sold, transferred, conveyed and assigned land measuring about 6 Cottahs out of the said mother property, comprised in R.S. Dag No. 3150 under R.S. Khatian No. 663, L.R. Khatian No. 370 unto and in favour of Sri Shyamal Bhowmick. The said Deed was duly registered in the office of D.S.R.- IV Alipore and recorded in Book No. I, Volume No. 20, Pages 25 to 39, being No. 2385 for the year 2006.





**AND WHEREAS** by and through a Deed of Conveyance dated 18-05-2004 said Smt. Krishna Kumari Dasi represented by her constituted attorney Sri Panchanan Mondal sold, transferred, conveyed and assigned land measuring about 1 Cottah 8 Chittacks out of the said mother property, comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi No. 47, 49, 64, 63 and 68 appertaining to R.S. Dag No. 3150, L.R Dag No. 3196 under R.S Khatian No. 663, L.R Khatian No. 370 unto and in favour of Sri Shyamal Bhowmick. The said Deed was duly registered in the office of D.S.R IV Alipore and recorded in Book No. I, Volume No. 45, Pages 2542 to 2556, being No. 5912 for the year 2006.

**AND WHEREAS** By and through the above said two Deed of Conveyance being Nos. 2385 for the year 2006 & 5912 for the year 2006 Sri Shyamal Bhowmick became absolute owner of land measuring about 7 Cottah 8 Chittacks (herein after referred to as the said Lot "III" property).

Lot "IV"

**AND WHEREAS** by and through a Deed of Gift dated 22-03-1966 one Sri Lakshmi Narayan Mukhopadhyay gifted, transferred, conveyed and assigned land measuring about 50 Decimals comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi Nos. 47, 49, 64, 63 and 68 appertaining to R.S. Dag No. 3114 and 3115 under R.S. Khatian No. 664 & 665 under P.S Sonarpur in District 24 Parganas (herein after referred to as the said Lot "IV" property) unto and in favour of Sri Swapan Kumar Mukhopadhyay. The said Deed was duly registered in the office of S.R Baruipur and recorded in Book No. I, Volume No. 51, Pages 98 to 100, being No. 3488 for the year 1966.

**AND WHEREAS** said Sri Swapan Kumar Mukhopadhyay while seized, possessed and otherwise well and sufficiently entitled to and enjoyed the said Lot "IV" property as absolute owner mutated his name in the records of Rajpur Sonarpur Municipality in respect of Holding No. 128 Katyani Tala Street and paid taxes thereon. Subsequently said Sri Swapan Kumar Mukhopadhyay mutated his name in the records of BL and LRO in respect of L.R Dag No. 3157 and 3158 under L.R Khatian No. 1697.





**AND WHEREAS** By and through several Gift Deeds said Sri Swapan Kumar Mukherjee, Sri Santi Priya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das duly amalgamated the above said plots duly stated below-

By and through a Deed of Gift dated 22-02-2013 said Sri Santipriya Howly gifted, transferred, conveyed and assigned land his undivided land measuring about 4 Chittacks out of 3 cottahs 25 sq.ft. together with tile shed structure measuring about 100 sq.ft comprised in R.S Dag No. 3114 and 3115, L.R Dag No. 3158 & 3157 under L.R Khatian No. 664 unto and in favour of Sri Swapan Kumar Mukherjee. The said Deed was duly registered in the office of A.R.A.- I Kolkata and recorded in Book No. I, CD Volume No. 5, Pages 5889 to 5899, being No. 02414 for the year 2013.

By and through a Deed of Gift dated 22-02-2013 said Sri Swapan Kumar Mukherjee gifted, transferred, conveyed and assigned his undivided land measuring about 4 Chittacks out of 10 cottahs 11 chittaks 30 sq.ft. together with tile shed structure measuring about 50 sq.ft comprised in R.S. Dag No. 3115 & 3115 under R.S Khatian No. 664 corresponding to L.R Dag No. 3158 & 3157 under L.R Khatian No. 1697 unto and in favour of Sri Santipriya Howly. The said Deed was duly registered in the office of A.R.A.- I Kolkata and recorded in Book No. I, CD Volume No. 5, Pages 5900 to 5911, being No. 02415 for the year 2013.

By and through a Deed of Gift dated 09-12-2014 said Sri Sambhu Nath Das gifted, transferred, conveyed and assigned land measuring about 2 Chittacks out of the said 2 cottah 11 chittaks comprised in R.S Dag No. 3149 under R.S Khatian No. 660 being Holding No. 424 K.M Roy Chowdhury unto and in favour of Sri Shyamal Bhowmick. The said Deed was registered in the office of ADSR Sonarpur in recorded in Book No. I, CD Volume No. 24, Pages 5951 to 5960, Being No. 11772 for the year 2014.

By and through a Deed of Gift dated 09-12-2014 said Sri Shyamal Bhowmick gifted, transferred, conveyed and assigned land measuring about 2 Chittacks out of the said 7 cottah 8 chittaks together with tile shed structure measuring about 50 sq.ft comprised in R.S. Dag No. 3150 under R.S Khatian No. 663 corresponding to L.R Dag No. 3196 under L.R Khatian No. 370 unto and in favour of Sri Sambhu Nath Das. The said Deed was registered in the office of ADSR Sonarpur in recorded in





Book No. I, CD Volume No. 24, Pages 5941 to 5950, Being No. 11773 for the year 2014.

By and through a Deed of Gift dated 09-12-2014 said Sri Shyamal Bhowmick and Sri Sambhu Nath Das gifted, transferred, conveyed and assigned their undivided undermarked land measuring about 2 Chittacks out of 10 cottah 3 chittaks together with tile shed structure measuring about 50 sq.ft comprised in R.S Dag No. 3149 and 3150 under R.S Khatian No. 660 and 663 corresponding to L.R Dag No. 3195 & 3196 under L.R Khatian No. 370 being Holding No. 424 K.M Roy Chowdhury Road unto and in favour of Sri Swapan Kumar Mukherjee and Sri Santipriya Howly. The said Deed was registered in the office of ADSR Sonarpur in recorded in Book No. I, CD Volume No. 24, Pages 5926 to 5940, Being No. 11774 for the year 2014.

By and through a Deed of Gift dated 09-12-2014 said Sri Swapan Kumar Mukherjee and Sri Santipriya Howly jointly gifted, transferred, conveyed and assigned undivided undermarked land measuring about 4 Chittacks out of 13 cottah 12 chittaks 7.5 sq.ft. together with tile shed structure measuring about 100 sq.ft comprised in R.S Dag No. 3114/3499, 3115/3501, 3114 and 3115, R.S Khatian No. 664 and 663 corresponding to L.R Dag No. 3157 & 3158 under L.R Khatian No. 1697 unto and in favour of Sri Shyamal Bhowmick and Sri Sambhu Nath Das. The said Deed was registered in the office of ADSR Sonarpur in recorded in Book No. I, CD Volume No. 24, Pages 5911 to 5925, Being No. 11775 for the year 2014

**AND WHEREAS** by and through the above transaction said Sri Swapan Kumar Mukherjee, Sri Santi Priya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das became the absolute join owners of 23 Cottahs 15 Chittacks 7.5 sq. ft. be the same a little more or less comprised in Mouza – Jagaddal, J.L. No. 71, R.S. No. 233, Touzi No. 47, 49, 64, 63 and 68 appertaining to C.S. Dag No. 3114 and 3115, R.S. Dag No. 3114, 3115, 3149 and 3150, L.R. Dag No. 3157, 3158, 3195 and 3196 under R.S. Khatian No. 660, 663 and 664, L.R. Khatian No. 1697 and 370 under P.S. Sonarpurin District 24 Parganas (South) (herein after referred to as the said property).





**AND WHEREAS** Said Sri Swapan Kumar Mukherjee, Sri Santi Priya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das while seized, possessed and otherwise well and sufficiently entitled to and enjoyed the said property as absolute joint owners mutated their names in the records of Rajpur Sonarpur Municipality and paid taxes thereon. Subsequently the said property was numbered as Holding No. 128, 134, 44 Katyani Tala Street, P.S. Sonarpur, Ward No. 25. Subsequently being No. 41/1418/Con/BL SNP dated 28-09-2011, being No. 41/1573/Con/BL SNP dated 07-12-2011, being No. 41/1574/Con/BL SNP dated 07-12-2011, being No. 41/1493/Con/BL SNP dated 28-11-2011 and being No. 41/1494/Con/BL SNP dated 28-11-2011 the said property has been converted from Bagan to Bastu in respect of Dag No. 3157 and 3196.

**AND WHEREAS** by and through a Partnership Deed dated 22-02-2013 Sri Pawan Agarwal as a First Partner AND Sri Subhajit Chakraborty as a Second Partner AND Sri Bikash Agarwal as a Third Partner AND Sri Santonu Das as a Fourth Partner formed a Partnership Firm for Constructions, Promotions of land and building under the name and style of M/s. Multiline Group. The said Deed was duly registered in the office of A.R.A.- III Kolkata and recorded in Book No. IV, CD Volume No. 2, Pages 6540 to 6551, being No. 01199 for the year 2013.

**AND WHEREAS** said Sri Swapan Kumar Mukherjee, Sri Santi Priya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das while seized, possessed and otherwise well sufficiently entitled to, enjoyed and occupied as absolute joint owners of the said property entered into a Registered Development Agreement on 02-04-2015 with M/s. Multiline Group, a partnership firm, represented by its partners namely Sri Pawan Agarwal, Sri Subhajit Chakraborty, Sri Bikash Agarwal and Sri Santonu Das for commercially exploited the said property and to construct a G+IV storied building on the land at its own costs and expenses as per the sanctioned building plan being No. 302/CB/25/73 dated 14-05-2015 of the Rajpur Sonarpur Municipality consisting of various flats/apartments and saleable spaces after demolition of the old structures thereon. The said Agreement was duly registered in the office of D.S.R- IV South 24 Parganas and recorded in Book No. I, CD Volume No. 10, Pages 5667 to 5694, being No. 03005 for the year 2015.





**AND WHEREAS** as per Development Agreement being No. 03005 for the year 2015 said Sri Santi Priya Howly shall be entitled 47% of the built up area and a sum of Rs. 4,00,000/-, Swapan Kumar Mukherjee shall be entitled 38% of the built up area and a sum of Rs. 12,00,000/-, Sri Shyamal Bhowmick shall be entitled 3120 sq.ft super built up area and a sum of Rs. 10000/- and Sri Shambhu Nath Das shall be entitled 30% of the built up area and a sum of Rs. 10000/-

**AND WHEREAS** said Sri Swapan Kumar Mukherjee, Sri Santi Priya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das granted a Registered Power of Attorney on 02-04-2015 in favour of M/s. Multiline Group, a partnership firm, represented by its partners namely Sri Pawan Agarwal, Sri Subhajit Chakraborty, Sri Bikash Agarwal and Sri Santonu Das for doing various acts and things relating to the schedule property together with the building standing thereon. The said Power of Attorney was duly registered in the office of D.S.R.- IV Alipore and recorded in Book No. I, CD Volume No. 10, Pages 5573 to 5591, being No. 03006 for the year 2015.

**AND WHEREAS** said Sri Swapan Kumar Mukherjee, Sri Santipriya Howly, Sri Shyamal Bhowmick and Sri Shambhu Nath Das executed a Registered Boundary Declaration on 11-02-2015 wherein they declared the boundary of the said property. The said Deed was duly registered in the office of A.D.S.R. Sonarpur and recorded in Book No. I, CD Volume No. 1, Pages 2275 to 2285, being No. 00244 for the year 2015.

During the period of aforesaid searches no adverse entry or entries in respect of the above said Property were so far registered as per the available relevant records as presented to my said agent and relying upon the system generated information supplied by the officials of the said three Registry Offices concerned, the above said Property is free from any registered encumbrances and the above said Property has good and marketable title during the above period.

The receipts and the field report for the relevant searches are enclosed herewith in original vide Nos. REGN W 633730 and W 725006.

For Biman Kumar Das & Associates

*Biman Kumar Das*  
Advocate

19-01-2017

