

No. REGN AA 251817

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 48517
- 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 Ron
- 5. Name of person or property to be searched 11
- 6. Nature of document ~~~~~
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M - Tentulbeni a D. 85, 853, Kh-248.
- 8. From whom received
- 9. Fees paid under Article —
 - (1) (i) T. Mondal
 - (1) (ii) 307
 - (2)

S. P. CONSTRUCTION

Registrar of

Suyanta Kumar Mandal

APL

Partner

No. REGN AA 164549

Receipt for Fees Deposited for Search or Inspection

- Serial Number of application 202487
- Date of application 7/10/13
- Search for the year(s) 1985-98
- 4. Name of office to which the record to be searched or inspected relates DLAL, PUN.
- 5. Name of person or property to be searched M. Tentulberic.
- 6. Nature of document
- 7. Particulars of record to be inspected (year, number, book, volume, and page in the case of registered document) Kh - 268 D 851, 853-854
- 8. From whom received R N Hidayat.
- 9. Fees paid under Article —
- F (1) (i)
- F (1) (ii)
- F (2)

S. P. CONSTRUCTION

Prakash Kumar Mehta
Partner



Registrar of

(Handwritten signature)

No. REGN AA 251817

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application 48517 1608007100/

2. Date of application 6-5-18 From 13/02/2

3. Search for the year(s) 88-18 bedia, Plot N

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

5. Name of person or property to be searched 11 tion No Area

6. Nature of document 351 Area
(2 Ki

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) M - Tentubedia D/O 85, 853, Kh-248 357 /2010. Ser
istration: 03/03/010
151. Supe
304 87 Sc

8. From whom received 79 /2009. Ser
ation: 23/03/200
309
51. Cover
04 SqFt

1. Fees paid under Article —

(1) (i) 307

(1) (ii)

(2)

Registrar of

SPL 32 /2009. Ser
stration: 18/02/2
109
51. Super
04 183 Sq

33 /2013. Ser
stration: 01/07/20
13
51. Super I
850 Sq

RAJPUR-SONARPUR, Ward 3,
Holding: 194

Deed Details :

E District: South 24 Parganas, PS
Sonarpur Mouza Tentubedia,
RAJPUR-SONARPUR, Ward 3,
Holding: 194

Deed Details :

T District: South 24 Parganas, PS
Sonarpur Mouza Tentubedia,
RAJPUR-SONARPUR

Deed Details :

Deed No. I-160804070/2008, Query No: 1608003325 /2008. Serial
160804234/2008, Page: 2798 - 2826, Date of Registration: 08/05/2008
Completion: 07/05/2008, Date of Delivery: 13/05/2008Property Type: Apartment - Plot No: RS-851 Super E
Transaction: Sale, Sale Document: RS-853, RS-904 54 SqFtDeed No. I-160806195/2008, Query No: 1608009308 /2008. Serial
160805227/2008, Page: 4428 - 4455, Date of Registration: 20/06/2008
Completion: 24/06/2008, Date of Delivery: 26/06/2008Property Type: Apartment Plot No: RS-851 Super E
Transaction: Sale, Sale Document: RS-853, RS-904 106 SqFtDeed No. I-160801328/2013, Query No: 1608002656 /2013. Serial
160801696/2013, Page: 3237 - 3264, Date of Registration: 06/02/2013
Completion: 07/02/2013, Date of Delivery: 05/03/2013

S. P. CONSTRUCTION

Sujanta Kishore Mondal

Partner

No. REGN AA 164549

Receipt for Fees Deposited for Search or Inspection

Serial Number of application 20245 / 1908007
 Date of application 7/8/13. From 13,
 Search for the year(s) 1985-98. ulbedia, F

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

5. Name of person or property to be searched M. Tentulberik. atian No
 -851

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) KH - 48 D-851, 853- 1057 /2010
 registration: 03
 2010. 851 /
 904 /

8. From whom received R N Hiddy. 779 /2009
 ration: 23/03
 1009 351 C
 304 S

9. Fees paid under Article —
 F (1) (i)
 F (1) (ii)
 F (2)



Registrar of Deeds

Transaction: Sale, Sale Document RS-853, RS-904 51 Su
 851

Deed Details:

RAJPUR-SONARPUR, Ward: 3,
 Holding: 194

6 District South 24 Parganas, PS
 Sonarpur, Mouza: Tentubedia,
 RAJPUR-SONARPUR, Ward: 3,
 Holding: 194

Deed Details:

7 District South 24 Parganas, PS
 Sonarpur, Mouza: Tentubedia,
 RAJPUR-SONARPUR

Deed No. I-160804070/2008, Query No. 1608003325 /2008. S
 160804234/2008, Page: 2798 - 2826, Date of Registration: 05/05
 Completion: 07/05/2008, Date of Delivery: 13/05/2008

Property Type: Apartment Plot No: RS-851 Sub
 Transaction: Sale Sale Document: RS-853 RS-904 541

Deed No. I-160806195/2008, Query No. 1608009308 /2008. Se
 160806227/2008, Page: 4428 - 4455, Date of Registration: 20/06
 Completion: 24/06/2008, Date of Delivery: 26/06/2008

Property Type: Apartment Plot No: RS-851 Sub
 Transaction: Sale Sale Document: RS-853 RS-904 106

Deed Details:

Deed No. I-160801328/2013, Query No. 1608002856 /2013. Se
 160801696/2013, Page: 3237 - 3264, Date of Registration: 06/02
 Completion: 07/02/2013, Date of Delivery: 14/02/2013

S. P. CONSTRUCTION

Suganta Kumar Ma...

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	1608007101/2019	Search No	1608007101/2019
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: Tentulbedia, Plot No: RS- 00853		
From whom Received	Mr. M Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 25/-	

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: Tentulbedia, RAJPUR-SONARPUR.	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-853	Area of Land: 2 Katha (2 Katha)
Deed Details :				
Deed No: I-160802414/2010, Query No: 1608005067 /2010, Serial No: 160802609/2010, Page: 3627 - 3640, Date of Registration: 03/03/2010, Date of Completion: 04/03/2010, Date of Delivery: 11/03/2010				
2	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR.	Property Type: Land Transaction: Sale, Sale Document	Plot No: RS-853 Khatian: 248	Area of Land: 2 Katha, 15 Chatak, 20 Sq. Ft. (2 Katha, 15 Chatak, 20 Sqft)
Deed Details :				
Deed No: I-160814890/2012, Query No: 1608029034 /2012, Serial No: 160817148/2012, Page: 765 - 778, Date of Registration: 13/12/2012, Date of Completion: 17/12/2012, Date of Delivery: 08/01/2013				
3	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Ward 3, Holding: 194	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Super Build up Area: 850 SqFt
Deed Details :				
Deed No: I-160804070/2008, Query No: 1608003325 /2008, Serial No: 160804234/2008, Page: 2798 - 2826, Date of Registration: 06/05/2008, Date of Completion: 07/05/2008, Date of Delivery: 13/05/2008				
4	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Ward 3, Holding: 194	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Super Build up Area: 475 SqFt
Deed Details :				
Deed No: I-160804075/2008, Query No: 1608003313 /2008, Serial No: 160804240/2008, Page: 2906 - 2934, Date of Registration: 06/05/2008, Date of Completion: 07/05/2008, Date of Delivery: 27/05/2008				
5	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Ward 3	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Super Build up Area: 716 SqFt
Deed Details :				
Deed No: I-160805234/2008, Query No: 1608008030 /2008, Serial No: 160805337/2008, Page: 5430 - 5458, Date of Registration: 30/05/2008, Date of Completion: 02/06/2008, Date of Delivery: 10/06/2008				
6	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Ward 3, Holding: 194	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Super Build up Area: 54 SqFt
Deed Details :				
Deed No: I-160806195/2008, Query No: 1608009308 /2008, Serial No: 160806227/2008, Page: 4428 - 4455, Date of Registration: 20/06/2008, Date of Completion: 24/06/2008, Date of Delivery: 26/06/2008				
7	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Ward 3, Holding: 194	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Covered Garage: 104 SqFt
Deed Details :				
Deed No: I-160812369/2008, Query No: 1608020752 /2008, Serial No: 160812106/2008, Page: 2271 - 2289, Date of Registration: 16/12/2008, Date of Completion: 16/12/2008,				

S. P. CONSTRUCTION

Sujanta Kumar Mondal
Partner

8 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3

Property Type: Apartment
Transaction: Sale, Sale Document

Plot No: RS-851,
RS-853, RS-904

Super Build up Area:
716 SqFt

Deed Details :

Deed No: I-160805234/2008, Query No: 1608008030 /2008, Serial No:
160805337/2008, Page: 5430 - 5458, Date of Registration: 30/05/2008, Date of
Completion: 02/06/2008, Date of Delivery: 10/06/2008

9 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3,
Holding: 194

Property Type: Apartment
Transaction: Sale, Sale Document

Plot No: RS-851,
RS-853, RS-904

Super Build up Area:
676 SqFt

Deed Details :

Deed No: I-160803297/2009, Query No: 1608006283 /2009, Serial No:
160803407/2009, Page: 209 - 237, Date of Registration: 23/03/2009, Date of
Completion: 25/03/2009, Date of Delivery: 29/05/2009

10 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document

Plot No: RS-851,
RS-853, RS-904

Super Build up Area:
475 SqFt

Deed Details :

Deed No: I-160801611/2010, Query No: 1608002043 /2010, Serial No:
160801719/2010, Page: 166 - 197, Date of Registration: 15/02/2010, Date of
Completion: 15/02/2010,

11 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3,
Holding: 194

Property Type: Apartment
Transaction: Sale, Sale Document

Plot No: RS-851,
RS-853, RS-904

Super Build up Area:
475 SqFt

Deed Details :

Deed No: I-160804075/2008, Query No: 1608003313 /2008, Serial No:
160804240/2008, Page: 2906 - 2934, Date of Registration: 06/05/2008, Date of
Completion: 07/05/2008, Date of Delivery: 27/05/2008

12 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3,
Holding: 194

Property Type: Apartment
Transaction: Sale, Sale Document

Plot No: RS-851,
RS-853, RS-904

Covered Garage: 104
SqFt

Deed Details :

Deed No: I-160812369/2008, Query No: 1608020752 /2008, Serial No:
160812106/2008, Page: 2271 - 2289, Date of Registration: 16/12/2008, Date of
Completion: 16/12/2008,

13 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3,
Holding: 194

Property Type: Apartment
Transaction: Sale, Sale Document

Plot No: RS-851,
RS-853, RS-904

Super Build up Area:
475 SqFt

Deed Details :

Deed No: I-160812380/2008, Query No: 1608020751 /2008, Serial No:
160812120/2008, Page: 5367 - 5395, Date of Registration: 16/12/2008, Date of
Completion: 22/12/2008, Date of Delivery: 19/02/2009



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

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	1608007100/2019	Search No	1608007100/2019
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: Tentubedia, , Plot No: RS- 00851		
From whom Received	Mr M Chakraborty		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 25/-	

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: Tentubedia. RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No. RS-851	Area of Land: 2 Katha. (2 Katha)
Deed Details :		Deed No: I-160802414/2010, Query No: 1608005067 /2010, Serial No: 160802609/2010, Page: 3627 - 3640, Date of Registration: 03/03/2010, Date of Completion: 04/03/2010, Date of Delivery: 11/03/2010		
2	District: South 24-Parganas. PS: Sonarpur. Mouza: Tentubedia. RAJPUR-SONARPUR	Property Type: Apartment Transaction: Sale, Sale Document	Plot No. RS-851, RS-853, RS-904	Super Build up Area: 87 SqFt
Deed Details :		Deed No: I-160803281/2009, Query No: 1608005779 /2009, Serial No: 160803400/2009, Page: 929 - 957, Date of Registration: 23/03/2009, Date of Completion: 25/03/2009, Date of Delivery: 17/04/2009		
3	District: South 24-Parganas. PS: Sonarpur. Mouza: Tentubedia. RAJPUR-SONARPUR, Ward 3, Holding: 194	Property Type: Apartment Transaction: Sale, Sale Document	Plot No. RS-851, RS-853, RS-904	Covered Garage: 100 SqFt
Deed Details :		Deed No: I-160801774/2009, Query No: 1608003732 /2009, Serial No: 160801833/2009, Page: 5337 - 5355, Date of Registration: 16/02/2009, Date of Completion: 19/02/2009, Date of Delivery: 20/03/2009		
4	District: South 24-Parganas. PS: Sonarpur. Mouza: Tentubedia. RAJPUR-SONARPUR	Property Type: Apartment Transaction: Sale, Sale Document	Plot No. RS-851, RS-853, RS-904	Super Build up Area: 183 SqFt
Deed Details :		Deed No: I-160808124/2013, Query No: 1608015433 /2013, Serial No: 160809920/2013, Page: 4582 - 4608, Date of Registration: 01/07/2013, Date of Completion: 04/07/2013, Date of Delivery: 24/07/2013		
5	District: South 24-Parganas. PS: Sonarpur. Mouza: Tentubedia. RAJPUR-SONARPUR, Ward 3, Holding: 194	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Super Build up Area: 850 SqFt
Deed Details :		Deed No: I-160804070/2008, Query No: 1608003325 /2008, Serial No: 160804234/2008, Page: 2798 - 2826, Date of Registration: 06/05/2008, Date of Completion: 07/05/2008, Date of Delivery: 13/05/2008		
6	District: South 24-Parganas. PS: Sonarpur. Mouza: Tentubedia. RAJPUR-SONARPUR, Ward 3, Holding: 194	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Super Build up Area: 54 SqFt
Deed Details :		Deed No: I-160806195/2008, Query No: 1608009308 /2008, Serial No: 160806227/2008, Page: 4428 - 4455, Date of Registration: 20/06/2008, Date of Completion: 24/06/2008, Date of Delivery: 26/06/2008		
7	District: South 24-Parganas. PS: Sonarpur. Mouza: Tentubedia. RAJPUR-SONARPUR	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-851, RS-853, RS-904	Super Build up Area: 106 SqFt
Deed Details :		Deed No: I-160801328/2013, Query No: 1608002656 /2013, Serial No: 160801696/2013, Page: 3237 - 3264, Date of Registration: 06/02/2013, Date of Completion: 07/02/2013, Date of Delivery: 05/03/2013		

S. P. CONSTRUCTION

Sudanta Kumar Mondal

Partner

8 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3,
Holding: 194

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-851,
RS-853, RS-904

Super Build up Area
475 SqFt

Deed Details :

Deed No: I-160812380/2008, Query No: 1608020751 /2008, Serial No:
160812120/2008, Page: 5387 - 5395, Date of Registration: 16/12/2008, Date of
Completion: 22/12/2008, Date of Delivery: 19/02/2009

9 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3,
Holding: 194

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-851,
RS-853, RS-904

Covered Garage: 100
SqFt

Deed Details :

Deed No: I-160801774/2009, Query No: 1608003732 /2009, Serial No:
160801833/2009, Page: 5337 - 5355, Date of Registration: 18/02/2009, Date of
Completion: 19/02/2009, Date of Delivery: 20/03/2009

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

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-851,
RS-853, RS-904

Super Build up Area
87 SqFt

Deed Details :

Deed No: I-160803281/2009, Query No: 1608005779 /2009, Serial No:
160803400/2009, Page: 929 - 957, Date of Registration: 23/03/2009, Date of
Completion: 25/03/2009, Date of Delivery: 17/04/2009

11 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR, Ward: 3,
Holding: 194

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-851,
RS-853, RS-904

Super Build up Area
676 SqFt

Deed Details :

Deed No: I-160803297/2009, Query No: 1608006283 /2009, Serial No:
160803407/2009, Page: 209 - 237, Date of Registration: 23/03/2009, Date of
Completion: 25/03/2009, Date of Delivery: 29/05/2009

12 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-851,
RS-853, RS-904

Super Build up Area
475 SqFt

Deed Details :

Deed No: I-160801611/2010, Query No: 1608002043 /2010, Serial No:
160801719/2010, Page: 166 - 197, Date of Registration: 15/02/2010, Date of
Completion: 15/02/2010,

13 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-851,
RS-853, RS-904

Super Build up Area
106 SqFt

Deed Details :

Deed No: I-160801328/2013, Query No: 1608002656 /2013, Serial No:
160801696/2013, Page: 3237 - 3264, Date of Registration: 08/02/2013, Date of
Completion: 07/02/2013, Date of Delivery: 05/03/2013

14 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-851,
RS-853, RS-904

Super Build up Area
183 SqFt

Deed Details :

Deed No: I-160808124/2013, Query No: 1608015433 /2013, Serial No:
160809920/2013, Page: 4582 - 4608, Date of Registration: 01/07/2013, Date of
Completion: 04/07/2013, Date of Delivery: 24/07/2013

15 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-853

Covered Garage: 135
SqFt

Deed Details :

Deed No: I-160801521/2014, Query No: 1608000941 /2014, Serial No:
160801900/2014, Page: 7689 - 7717, Date of Registration: 17/02/2014, Date of
Completion: 18/02/2014, Date of Delivery: 01/04/2014

16 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-853

Super Build up Area
1010 SqFt

Deed Details :

Deed No: I-160801521/2014, Query No: 1608000941 /2014, Serial No:
160801900/2014, Page: 7689 - 7717, Date of Registration: 17/02/2014, Date of
Completion: 18/02/2014, Date of Delivery: 01/04/2014

17 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-853

Super Build up Area
500 SqFt

Deed Details :

Deed No: I-160803079/2014, Query No: 1608006587 /2014, Serial No:
160803816/2014, Page: 6462 - 6490, Date of Registration: 25/03/2014, Date of
Completion: 26/03/2014, Date of Delivery: 20/05/2014

18 District: South 24-Parganas, PS.
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Property Type: Apartment
Transaction: Sale, Sale Document
Plot No: RS-853

Super Build up Area
1010 SqFt

19 District: South 24-Parganas, PS:
Sonarpur, Mouza: Tentulbedia,
RAJPUR-SONARPUR

Deed Details :

Deed No: I-160803926/2014, Query No: 1608008425 /2014, Serial No:
160804883/2014, Page: 3978 - 4006, Date of Registration: 25/04/2014, Date of
Completion: 28/04/2014, Date of Delivery: 06/06/2014

Property Type: Apartment Plot No: RS-853
Transaction: Sale, Sale Document

Super Build up Area:
500 SqFt

Deed No: I-160804827/2014, Query No: 1608008424 /2014, Serial No:
160805964/2014, Page: 412 - 440, Date of Registration: 19/05/2014, Date of
Completion: 20/05/2014, Date of Delivery: 19/06/2014



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

S. P. CONSTRUCTION
Suyanta Kumar Mondal
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	1629001263/2019	Search No	1629001263/2019
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: Tentulbedia, . Plot No: RS- 00851		
From whom Received	Mr DIBAKAR BHATTACHARJEE		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 5/-	

Search Result: No Record Found

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

S. P. CONSTRUCTION
Sujanta Kumar Mondal
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	1629001264/2019	Search No	1629001264/2019
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: Tentulbedia, . Plot No: RS- 00853		
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: Tentulbedia, RAJPUR-SONARPUR	Property Type: Apartment Transaction: Sale, Sale Document	Plot No: RS-853	Covered Garage: 135 SqFt
Deed Details :	Deed No: I-162900390/2014, Query No: 1629000769 /2014, Serial No: 162900412/2014, Page: 7373 - 7390, Date of Registration: 15/12/2014, Date of Completion: 16/12/2014, Date of Delivery: 06/01/2015			

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

S. P. CONSTRUCTION
Suyanta Kumar Mondal
Partner

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : 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 total measuring about **10 (ten) cottahs 8 (eight) chittacks 0 (zero) sq. ft.** along with brick built pucca structures standing thereon total measuring about 1000 sq. ft., lying and situated in Mouza- Tentulberia, J.L. No.- 44, R.S. No.- 8, Touzi No. 271, R.S. Khatian No.- 248, R.S. Dag No. 851 corresponding to L.R. Dag No.- 867 (3 cottahs), R.S. Dag No. 853 corresponding to L.R. Dag No.- 869 (7 cottahs 8 chittacks), Holding No. 478, Purba Tentulberia, under Sub. Registrar- Garia, P.S.- Narendrapur (previously Sonarpur), under Ward No.- 4 of Rajpur Sonarpur Municipality, District- South 24 Parganas.

PRESENT LAND OWNERS:-

(1) **SMT. MANJUSREE DAS** daughter of- Late Hiralal Das, by faith Hindu, by occupation - House-hold work, by nationality- Indian, residing at- 8B, Mahim Halder Street, P.O. & P.S.- Kalighat, Kolkata- 700026, (2) **SRI SAMBHU MAZUMDER** son of- Late Radharaman Majumdar, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 16, Gobinda Bose Lane, P.O.- Bhawanipore, P.S.- Kalighat, Kolkata-

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700025 and (3) **SRI SANTI GANGULY** son of- Late Gosto Behari Ganguly
by faith - Hindu, by occupation- Business, by nationality- Indian, residing
at- Fartabad Ganguly Para, P.O.- Garia, P.S. Sonarpur, Kolkata- 700084.

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

MY REPORT IS AS FOLLOWS:-

- A. One Nihar Kana Das, wife of- Hiralal Das purchased the land measuring about 5 decimal or 3 cottahs (out of which 4 decimal in R.S. Khatian No. 248, R.S. Dag No. 853 and 1 decimal in R.S. Khatian No. 248, R.S. Dag No. 851, both in Mouza- Tentulberia) from Arubala Sengupta, daughter of- Late Jagat Chandra Sengupta by virtue of a Sale Deed registered on 07.01.1963 before District Registrar, Alipore and recorded in Book No.- I, Volume No. 5, Pages 277 to 280, Being No.- 93 for the year 1963;

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B. Nihar Kana Das, wife of- Hiralal Das again purchased the land measuring about 1 cottah in R.S. Khatian No. 248, R.S. Dag No. 853, Mouza- Tentulberia from Arubala Sengupta, daughter of- Late Jagat Chandra Sengupta by virtue of a Sale Deed registered on 02.03.1963 before District Registrar, Alipore and recorded in Book No.- I, Volume No. 34, Pages 33 to 35, Being No.- 712 for the year 1963;

C. Thus by virtue of the above-stated 2 (two) Sale Deeds Nihar Kana Das became the owner of the land total measuring about 4 cottahs and on 29.12.1964 a Deed of Exchange has been executed wherein the said Nihar Kana Das, wife of- Hiralal Das, Gouri Singha, wife of- Biswanath Singha and Arati Chakraborty, wife of- Hemendra Kishore Chakraborty were the First Party and Arubala Sengupta, daughter of- Jagat Chandra Sengupta was the Second Party, the said Deed of Exchange was registered before District Registrar, Alipore and recorded in Book No. I, Volume No. 3, Pages 293 to 295, Being No. 1, for the year 1965 and by virtue of the said Deed of Exchange Nihar Kana Das has been exclusively allotted the above-stated 4 (four) cottahs of land;

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Date :

- D.** After the demise of Nihar Kana Das on 31.12.2000 (her husband Hiralal Das pre-deceased her on 14.05.1968) her 4 (four) daughters namely Ratna Chanda, Rama Dey, Santi Majumder & Manjusree Das and only son Ashok Das - all 5 (five) of them jointly inherited the said property;
- E.** Ashok Das and Manjusree Das entered into a Development Agreement dated 17/08/2001 with M/s. Reliable Construction represented by its sole proprietor Santi Ganguly and under the terms of the said Development Agreement dated 17/08/2001, Santi Ganguly was authorised to amalgamate the property which was the subject matter of the said Development Agreement dated 17/08/2001 with the adjoining lands and under the terms of the said Development Agreement the owners' allocation is 1300 sq.ft. (each 650 sq.ft.) super builtup area of two flats and a shop measuring 50 sq.ft. covered area in the Ground Floor and the said flats situated on the Third Floor of the said building to be constructed including stairs along with rights of easements and user of common space, roof, passages and facilities attached with the building to be constructed on the property along with the proportionate interest in the land underneath and sum of Rs. 70,000/-;

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Date :

F. Pursuant to that Development Agreement dated 17/08/2001 said Ashok Kumar Das and Manjusree Das executed and registered a General Power of Attorney dated 02/06/2003 in favour of Santi Ganguly;

G. Ratna Chandra who acquired 1/5th share in the property died on 09/04/2006 leaving behind Bijay Chanda, her son and Jhuma Guha her daughter as her sole heirs and legal representatives, her husband having predeceased her. Thus Bijay Chanda and Jhuma Guha jointly acquired 1/5th share in the property;

H. Ashok Kumar Das died bachelor on 09/02/2016 leaving behind his three sisters namely Manjusree Das, Ruma Dey and Santi Majumdar as his sole heirs and legal representatives consequently 1/5th share of Ashok Das, since deceased were inherited by Manjusree Das, Rama Dey and Santi Majumdar and the said Santi Majumdar and Rama Dey transferred their share in favour of the Manjusree Das, by a registered Deed of Gift dated 04.10.2018 registered before A.D.S.R. Garia and being Deed No. 4699 of 2018. Similarly Bijay Chanda and Jhuma Guha who jointly had share in the said property transferred their said share in favour of Manjushree Das, by a registered Deed of Gift dated 04.10.2018 registered before A.D.S.R. Garia and being Deed No. 4700 of 2018. Thus Manjusree Das became the absolute owner of the

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property measuring about 4 Cottahs and she alone is entitled to get 1300 sq.ft. Super built up area of two flats (each 650 sq.ft.) in the third floor and a shop measuring 50 sq.ft. covered area in the Ground Floor of the building to be constructed including stairs along with right of easements and user of common space roof passages and facilities attached with the building to be constructed on the said property along with the proportionate interest in the land underneath and sum of Rs.70,000/- which is the owners' allocation of the aforementioned Development Agreement dated 17/08/2001;

- I. Sambhu Mazumder became the absolute owner of 2 Cottahs 8 chittacks land after purchasing the same from Arubala Sengupta on the strength of the sale deed dated- 10/11/1966 being deed no. 5770 of 1966 registered in the office of District Registrar, 24 Parganas;
- J. Sambhu Mazumder entered into a Development Agreement dated 17/08/2001 with M/s. Reliable Construction, being represented by its sole proprietor Santi Ganguly under the terms of the said Development Agreement dated 17/08/2001, Santi Ganguly was authorised to amalgamate the said property with the lands and joining thereto. Under the terms of the said Development Agreement dated 17/08/2001 the owner's allocation is 1100 sq. ft. (each 550 sq. ft.) super built up area of two flats in the third floor and a shop

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measuring 50 sq. ft. covered area in the ground floor of the said building to be constructed including stairs along with rights of easements and user of common space, roof, passages and facilities attached with the building to be constructed on the land measuring about 2 Cottahs 8 chittacks along with the proportionate interest in the land underneath and sum of Rs.5,000/-;

K. By the Sale Deed dated 03/03/2010 being Deed no. 2414 of 2010 registered in the office of A.D.S.R. Sonarpur, Santi Ganguly purchased the property measuring about 4 cottahs from Gouri Singha, wife of-Late Biswanath Singha which is adjoining to the properties of Manjusree Das and Sambhu Mazumder as mentioned hereinabove;

L. Sambhu Mazumder, executed and registered a General Power of Attorney dated 02/06/2003, Being no. 267 of 2003 in respect of the property measuring about 02 cottahs 08 chittacks in favour of Santi Ganguly;

M. Santi Ganguly, amalgamated the above-stated three properties total measuring more or less 10 cottahs 08 chittacks, morefully and particularly described hereinabove to act as Developer of the said land under the name and style M/S. Reliable Construction, a sole Proprietorship Firm;

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- N.** As a co-owner of the said property more fully described hereinabove and on the strength of the aforementioned 2 (two) Development Agreements and the General Power of Attorney dated 02/06/2003, Santi Ganguly got the said property and mutated in the office of the Rajpur-Sonarpur Municipality, got the same assessed as holding no. 478 and got a building plan sanctioned by the said municipality being plan no. 2365/CB/03/1 dated 01.12.2003 which was subsequently revised vide plan. no 1824/REV/CB/04/20 dated 01/01/2013 for construction of Basement + G+4 storied building on the said property;
- O.** Accordingly, Santi Ganguly completed the super structure of the said B+G+4 storied building at his own cost and expenses;
- P.** Under the aforementioned circumstances, Santi Ganguly as Developer is under obligation to deliver possession of the flats, shop room and car-parking spaces as described hereinabove by way of owner's allocation in terms of the Development Agreement dated - 17/08/2001, to Manjusree Das and Sambhu Mazumder;
- Q.** Santi Ganguly, being in financial trouble is incapable of completing the construction of the proposed Basement + G + 4 storied building on the said property more fully described hereinabove and to fulfil his obligations to deliver the respective allocations of Manjusree Das and Sambhu Mazumder;

S. P. CONSTRUCTION

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R. Learning about the inability of Santi Ganguly to complete the said B+G+4 storied building **S.P. CONSTRUCTION** a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Sonarpur, Kolkata- 700152 (hereinafter referred to as the Developer) approached the Owners herein and after lot of discussions between the parties they have agreed to enter into a fresh Joint Venture Agreement in respect of the land as mentioned hereinabove;

S. Thereafter, with an intention to develop their said land total measuring about 10 (ten) cottahs 8 (eight) chittacks 0 (zero) sq. ft. the owners herein entered into a Joint Venture Agreement with the Developer, which was registered on 04.10.2018 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2018, Pages 145625 to 145669, Being No. 4701 for the year 2018 and for smooth running of the said construction work the owners herein executed a Power of Attorney which was registered on 08.04.2016 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2018, Pages 145587 to 145624, Being No. 4702 for the year 2018;

T. Thereafter the Developer for construction of multi-storied buildings on the said total land further obtained a revised sanctioned building Plan bearing No. 36/REV/CB/04/89 dated 13.05.2019 issued by Rajpur Sonarpur Municipality in respect of the said land in the names of the

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owners herein and started construction of the said B+G+4 storied building known as "AASHRAY NIHARIKA" at Holding No. 478, Purba Tentulberia;

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

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