

Aurabinda Basak

ADVOCATE

B.Com, LL.B

High Court, Calcutta

1

e-mail : aurobinda.basak2009@gmail.com

98317 20593

Chamber & Residence :
8/1F, Birpara Lane
Kolkata - 700 030

Ref. No.....

Date.. 20/01/17.....

Non-Encumbrances Certificate
And Details Report on Title

Ref.: **ALL THAT** piece or parcel of a plot of bastu land measuring an area of **12 (twelve) Cottahs** more or less comprised in R.S. & L.R. Dag No. 190, under present L.R. Khatian Nos. 3189 & 3205, previous L.R. Khatian Nos. 6, 1264, lying at Mouza- **Basina**, J.L. No. 31, under Rajarhat Bishnupur 2 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas.

Present owner of the said land :-

Sri Mandar Basu

Son of Amar Krishna Basu,

Resident of Bishnupur, P.O. Rajarhat Bishnupur, P.S. Rajarhat,

District North 24 Parganas, Kolkata- 700135.

I have caused necessary searches in the record of A.D.S.R. office Rajarhat New Town, North 24 Parganas from the year 2012 to 2017; A.D.S.R. office Bidhannagar (Salt Lake City) from the year 2000 to 2012; D.S. R. II Office North 24 Parganas, Barasat from the year 2000 to 2017; Additional Registrar of Assurances Kolkata- from the year 2000 to 2017 and have inspected the settlement records, BL & LRO mutation and all other relevant documents in respect of the said land.

My report is as follows :-

WHEREAS :-

- 1) One Amar Krishna Basu son of Debendra Nath Basu of Bishnupur, P.S. Rajarhat, District North 24 Parganas was the owner and possessor of a plot of bagan land admeasuring an area of 20 (twenty) Decimals more or less i.e. land area 14 decimals as 0.2500 share of total 55 Decimals comprised in R.S. & L.R. Dag No. 190 under L.R. Khatian No. 6 and land area 06

(Contd....Page-2)

AB Basak

Ref. No.....

Date.....

Decimals as 0.1090 share out of total 55 Decimals comprised in R.S. & L.R. Dag No. 190 under L.R. Khatian No. 1264, lying at Mouza- Basina, J.L. No. 31, under Rajarhat Bishnupur 2 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, in the District of North 24 Parganas by virtue of own L.R. Settlement record of rights, absolutely free from all encumbrances whatsoever.

2) While seized and possessed of the said plot of land, the said Amar Krishna Basu gifted the said land measuring an area of 20 (twenty) Decimals to his son Mandar Basu, by two separate Deed of Gift i.e. (i) Book No. I, Volume No. 1523-2016, Pages from 23056 to 23073, Being No. 152300426 in the year 2016 and (ii) Book No. I, Volume No. 1523-2016, Pages from 24745 to 24745, Being No. 152300427 in the year 2016.

3) While seized and possessed of the said plot of land, the said Mandar Basu duly recorded his name to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian Nos. 3189 & 3205 as absolute owner and possessor thereof and has been enjoying the same peacefully.

4) With a view to develop the said land by raising construction of a multi storied building on the said land measuring an area of 20 (twenty) Decimals equivalent to 12 (twelve) Cottahs more or less, the present owner entered into an Agreement for Development with **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, having its office at 93, Dr. Suresh Chandra Banerjee Road, P.S. Beliaghata, Kolkata- 700010, which registered at the office of the Addl. District Sub-Registrar Rajarhat New Town, North 24 Parganas and recorded in Book No. I, Volume No. 1523-2016, Pages 65938 to 65967, Being No. 152302124 in the year 2016 and subsequently the said land owner empowered to said **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, by a registered Power of Attorney (after registered the said Development Agreement), registered at the said office and recorded in Book No. I, Volume No. 1523-2016, Pages 82334 to 82358, Being No. 152302534 in the year 2016 for such development and right to sell the developer's allocation.

I hereby certify that the above mentioned landed property of presently owned by **Sri Mandar Basu** is attachments of any kind whatsoever and the said land has an absolute clear, free and marketable title.

I also hereby certify that the above mentioned property is not subjected to any restriction of Urban Land (Ceiling and Regulation) Act. 1976 and the same is not under any claim of the CMDA and the CIT and any other authority and is fit for equitable mortgage.

The receipts for the relevant searches are enclosed herewith.

AB Basak
Aurabinda Basak
ADVOCATE HIGH COURT
CALCUTTA
20/11/17

No. REGN X 747390

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 134290
- 2. Date of application 20/11/18
- 3. Search for the year(s) Zero - 17
- 4. Name of office to which the record to be searched or inspected relates RANIT
- 5. Name of person or property to be searched [Signature]
- 6. Nature of document Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Bandha D-180
- 8. Name of the applicant A. Banerjee
- 9. Fees paid under Article—

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

[Signature]

Registrar of

Government of West Bengal

Office of the A.D.S.R. RAJARHAT (From 22/11/2012 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 01-11-2017

Serial No of Application 1523011233/2017 Search No 1523011233/2017
Search for the Years From 2012 To 2017 Record Available
Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Plot No: RS- 00190
From whom Received Mr A BASAK
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: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Apartment Transaction: [0101] Sale, Sale Document	Plot No: RS-00190/00000	Flat/Apartment: 126 SqFt

Deed Details :

Deed No: I-152307006/2015, Query No: 15230000365319/2015, Serial No: 1523007384/2015, Page: 31183 - 31204, Date of Registration: 24/06/2015, Date of Completion: 10/07/2015, Date of Delivery: 29/07/2015

(Mr Debasish Dhar)

A.D.S.R. RAJARHAT

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



Government of West Bengal

Office of the A.D.S.R. RAJARHAT (From 22/11/2012 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 01-11-2017

Serial No of Application 1523011232/2017 Search No 1523011232/2017
 Search for the Years From 2012 To 2017 Record Available
 Property to be Searched District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Plot No: LR- 00190
 From whom Received Mr A BASAK

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: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-00190/00000 Khatian: 00006/00	Area of Land: 10.00000000 decimal

Deed Details :

Deed No: I-152300426/2016, Query No: 15230000054120/2016, Serial No: 1523000422/2016, Page: 24745 - 24759, Date of Registration: 15/01/2016, Date of Completion: 21/01/2016, Date of Delivery: 03/02/2016

2	District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Gram Panchayat: RAJARHAT BISHNUPUR-I,	Property Type: Land Transaction: [0201] Gift, Gift in Favour of family members	Plot No: LR-00190/00000 Khatian: 00006/00	Area of Land: 10.00000000 decimal
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Deed Details :

Deed No: I-152300427/2016, Query No: 15230000054064/2016, Serial No: 1523000423/2016, Page: 23056 - 23073, Date of Registration: 15/01/2016, Date of Completion: 21/01/2016, Date of Delivery: 29/01/2016

3	District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Gram Panchayat: RAJARHAT BISHNUPUR-II,	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00190/00000 Khatian: 00006/00	Area of Land: 19.80000000 decimal (12 Katha)
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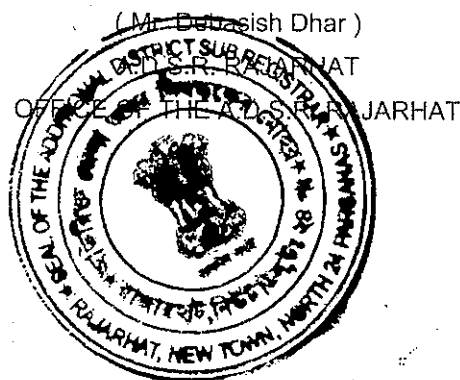
Deed Details :

Deed No: I-152302124/2016, Query No: 15231000060704/2016, Serial No: 1523002210/2016, Page: 65938 - 65967, Date of Registration: 24/02/2016, Date of Completion: 25/02/2016, Date of Delivery: 01/03/2016

4	District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Gram Panchayat: RAJARHAT BISHNUPUR-II,	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No: LR-00190/00000 Khatian: 00006/00	Area of Land: 19.80000000 decimal (12 Katha)
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Deed Details :

Deed No: I-152302534/2016, Query No: 15231000083609/2016, Serial No: 1523002613/2016, Page: 82334 - 82358, Date of Registration: 02/03/2016, Date of Completion: 09/03/2016, Date of Delivery: 22/03/2016



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS (From 08/02/2010
Receipt for fees deposited for Search
Form - 1556

Date of Application: 31-10-2017

Serial No of Application	1502015456/2017	Search No	1502015456/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched.	District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Plot No: LR- 00190		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found


(Mr Utpal Kumar Basu)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal
Office of the D.S.R. - II NORTH 24-PARGANAS (From 08/02/2010
Receipt for fees deposited for Search
Form - 1556

Date of Application: 31-10-2017

Serial No of Application	1502015457/2017	Search No	1502015457/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Plot No: LR- 00190		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found

(Mr Utpal Kumar Basu)

D.S.R. - II NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS



Government of West Bengal
Office of the A.D.S.R. BIDHAN NAGAR (From 30/11/2007 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 03-11-2017

Serial No of Application	1504010816/2017	Search No	1504010816/2017
Search for the Years	From 2000 To 2012	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Basina, Plot No: RS- 00190		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 12/-	

Search Result: No Record Found

(Mr Debajyoti Bandyopadhyay)

A.D.S.R. BIDHAN NAGAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

