

Ref. No.....

Date.. 20/4/17

Non-Encumbrances Certificate
And Details Report on Title

Ref.: **ALL THAT** piece or parcel of a plot of Housing Complex land measuring an area of 86 Decimals more or less comprised in R.S. & L.R. Dag Nos. 223 & 224 i.e. land area 26 Decimals comprised in R.S. & L.R. Dag No. 223 and land area 60 Decimals comprised in R.S. & L.R. Dag No. 224, under R.S. Khatian No. 472 & 474 corresponding to L.R. Khatian No. 465 at present L.R. Khatian Nos. 6844, 6847 & 6843, lying at Mouza- **Paschim Ichapur**, J.L. No. 29, under Barasat Municipality, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas (said land).

Present owner of the said land :-

- (i) Sri Gopesh Chakraborty
 - (ii) Sri Tarun Chakraborty
 - (iii) Sri Arup Chakraborty
- All sons of Sri Gopal Chakraborty
All resident of Nabapally Circular Road,
North Baluria, P.O. Nabapally, P.S. Barasat
District- North 24 Parganas, Kolkata- 700126

I have caused necessary searches in the record of A.D.S.R. office Kadambagachi, North 24 Parganas from the year 2000 to 2017; D.S. R. II & III 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) The present owners (i) Sri Gopesh Chakraborty (ii) Sri Tarun Chakraborty and (iii) Sri Arup Chakraborty jointly purchased two plots of shali land admeasuring an area of 86 Decimals more or less comprised in R.S. & L.R. Dag Nos. 223 & 224 i.e. land area 26 Decimals comprised in R.S. & L.R. Dag No. 223 and land area 60 Decimals comprised in R.S. & L.R. Dag No. 224, under R.S. Khatian No. 472 & 474 corresponding to L.R. Khatian No. 465, lying at Mouza- **Paschim Ichapur**, J.L. No. 29, under Barasat Municipality, within the jurisdiction of Barasat Police Station, in the District of North 24 Parganas from one Sri Kalipada Majumder son of Rebatu Raman Majumder of

Ref. No.

Date

Baluria, Paschim Ichapur, Nabapally, P.S. Barasat, North 24 Parganas by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the Addl. District Sub-Registrar Kadambagachi and recorded in Book No. I, Volume No. 13, Pages from 155 to 162, Being No. 710 for the year 2001 against valuable consideration mentioned thereon.

2) While seized and possessed of the said plot of land, the said (i) Sri Gopesh Chakraborty (ii) Sri Tarun Chakraborty and (iii) Sri Arup Chakraborty (the present owners) duly recorded their names to the BL & LR office at the time of L.R. Settlement Operation being L.R. Khatian Nos. 6844, 6847 & 6843, as absolute owners and possessors thereof and have been enjoying the same peacefully and also converted the said land from shali to Housing Complex.

3) With a view to develop the said land by raising construction of a multi storied building on the said land measuring an area of 86 Decimals, the present owners 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 A.R.A.-IV and recorded in Book No. I, Volume No. 1904-2017, Pages 90525 to 90567, Being No. 190402266 in the year 2017 and subsequently the said land owners empowered to said **MAGNOLIA INFRASTRUCTURE DEVELOPMENT LIMITED**, by a registered Power of Attorney (after registered the said Development Agreement), registered at the office of the A.R.A.-III and recorded in Book No. I, Volume No. 1903-2017, Pages 33749 to 33785, Being No. 190301334 in the year 2017 for such development and right to sell the developer's allocation.

I hereby certify that the above mentioned landed property of presently owned by (i) Sri Gopesh Chakraborty (ii) Sri Tarun Chakraborty and (iii) Sri Arup Chakraborty are 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.

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

No. REGN X 747387

Receipt for Fees Deposited for Search or Inspection

- 1. Serial Number of application 134 287
- 2. Date of application 27/11/12
- 3. Search for the year (s) 200-12
- 4. Name of office to which the record to be searched or inspected relates Ram
- 5. Name of person or property to be searched (U)
- 6. Name of document Sale
- 7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) Kachin Debit
D-223, 224
- 8. From whom received A. Bandyopadhyay
- 9. Fees paid under Article—

- F (1) (a)
- F (1) (b)
- F (2)

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Registrar of

Government of West Bengal
Office of the A.D.S.R. KADAMBAGACHI (From 04/12/2007 onwards)

Receipt for fees deposited for Search
Form - 1556

Date of Application: 30-10-2017

Serial No of Application	1519003565/2017	Search No	1519003565/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Pashchim Ichapur, , Plot No: RS-00223		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found

(Mrs Debjani Haldar)

A.D.S.R. KADAMBAGACHI

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

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs



Government of West Bengal
Office of the A.D.S.R. KADAMBAGACHI (From 04/12/2007 onwards)

Receipt for fees deposited for Search

Form - 1556

Date of Application: 30-10-2017

Serial No of Application	1519003566/2017	Search No	1519003566/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Pashchim Ichapur, , Plot No: RS-00224		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	
Search Result:	No Record Found		

(Mrs Debjani Haldar)

A.D.S.R. KADAMBAGACHI

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

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs



Government of West Bengal
Office of the A.D.S.R. KADAMBAGACHI (From 04/12/2007 onwards)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 30-10-2017

Serial No of Application	1519003564/2017	Search No	1519003564/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Pashchim Ichapur, , Plot No: LR-00224		
From whom Received	Mr A Basak		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 17/-	

Search Result: No Record Found

(Mrs Debjani Halder)

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

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs



Government of West Bengal

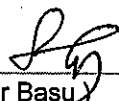
Office of the D.S.R. - II NORTH 24-PARGANAS (From 08/02/2010

Receipt for fees deposited for Search

Form - 1556

Date of Application: 31-10-2017

Serial No of Application	1502015458/2017	Search No	1502015458/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Pashchim Ichapur, , Plot No: RS-00223		
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	1502015459/2017	Search No	1502015459/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Pashchim Ichapur, , Plot No: RS-00224		
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	1502015460/2017	Search No	1502015460/2017
Search for the Years	From 2000 To 2017	Record Available	
Property to be Searched	District: North 24-Parganas, PS: Barasat, Mouza: Pashchim Ichapur, , Plot No: RS-00223		
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

