

*Nitish C. Saha*

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Alipore Judges & Criminal Court

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BAR ASSOCIATION CRIMINAL COURT

Room No. 1, Kolkata – 700 027

Phone No. : 033-2479 1068

**Chamber & Residence :**

53, Garfa Main Road, Kolkata – 700 075

Date: ... 28/11/19

Ref: .....



**'No Encumbrances Certificate and Detailed report on title'**

**Ref: (a) ALL THAT** the piece and parcel of the land measuring 6 Cottahs 05 sq.ft. more or less comprised in R.S. Dag No. 217 appertaining to R.S. Khatian No. 73 of Mouza – Kalikapur J. L. No. 20 **(b) ALL THAT** the piece and parcel of the land measuring 6 Cottahs 4 sq.ft. more or less comprised in R.S. Dag No. 214 appertaining to R.S. Khatian No 68 of Mouza – Kalikapur J. L. No. 20, and **(c) ALL THAT** the piece and parcel of the land measuring 3 Cottahs 14 Chittaks 15 sq.ft. more or less comprised in R.S. Dag No. 222 appertaining to R.S. Khatian No. 310 of Mouza – Kalikapur J. L. No. 20 all lying and situated at K.M.C. premises No. 216D, Kalikapur, Police Station – Survey Park, within K.M.C. ward no104, District South 24 Parganas.

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Present Owner of the land **(1) SMT. CHANDRABALI KHAN**, wife of late Debu Das Khan, residing at 18/3, Kalikapur Road, Kolkata – 700099, Police Station – Survey Park, within K.M.C. ward no104, District South 24 Parganas.

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I have cased necessary searches in the office of the Sub Registry office at Sealdeh and District Registry office at Alipore for the Period from 1990 to 2019 till date and have inspected relevant papers in connection of the said property and my report is as follows:

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All That piece and parcel of a plot of land measuring 6 Cottahs and 5 sq.ft more or less comprised in R.S Dag No-217 appertaining to Khatian No 73 of Mouza Kalikapur, J.L.No 20 Police Station Survey Park, within K.M.C Ward No 106 has been purchased by the present owner herein in the year 1990 from the then owner Ganesh Chandra Kumir of the then Kalikapur, Kolkata 700 078. The said deed registered in the office of the District Registrar at Alipur recorded as in Book 1 Volume No.44 Pages 132 to 138 being No 2028 for the year 1990 of the said office.

By another deed dated 4<sup>th</sup> February 1091 the present owner herein has purchased by another plot of land adjacent to her previous purchased land measuring 6 Cottahs 4 sq.ft. comprised in R.S. Dag No 214 under R.S. Khatian No 68 of Mouza Kalikapur J.L. No 20 Police Station Survey Park. The said deed registered in the office of the District Registrar at Alipur recorded as in Book 1 Volume No 361 Pages 286 to 291 being No 1541 for the year 1991of the said office.



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Since possessed over the said landed property the present owner herein has purchased the another plot of land measuring 3 Cottahs 14 Chittaks 15 sq. ft. more or less comprised in R.S. Dag No 222 under R.S Khatian No 310 of same Mouza in the year 2012 form One Subir Khan. The said deed registered in the office of the D.S.R. 111 at Alipur recorded as in Book 1 CD Volume No 17 Pages 659 to 672 being No 08145 for the year 2012.

**AND WHEREAS** by virtue of the aforesaid three deed the present owner herein become the absolute owner of all that the land measuring 15 Cottahs 14 Chittaks 24 sq.ft. more or less comprised in dag numbers mentioned herein above and was is in physical possession over the same.

Since possessed over the same the present owner with a view to develop the said land had entered into a Development agreement on the 13<sup>th</sup> day of August 2015 with Basuki Construction having its registered office at 43, Jheel Road, Jadavpur, Kolkata 700 075 under certain terms and conditions mentioned therein and the said development agreement registered in the office of the A.D.S.R. Sealdah recorded as in Book 1, Volume No 1505 2015

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pages 24563 to 24608 being No 160602395 for the year 2015 and thereafter on the 17<sup>th</sup> day of August 2015 the present owner executed a Development Power of Attorney in favour of said Basuki Construction and the said power of attorney registered in the office of the A.D.S.R. Sealdah recorded as in Book 1, Volume No 1505 2015 pages 282210 to 28235 being No 160602462 for the year 2015.

Save and except the said transactions I have not found any other entry in the said offices during my search and accordingly I hereby certify that the above mentioned land of the present owner named above is free from encumbrances, and the said property is clear free and marketable title.

The receipt for the relevant search is enclosed herewith.

*(Nitish C. Saha)*

Advocate

*28/11/19*



No. REGN AA 385607

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application ..... 48407

2. Date of application ..... 26/11/90

3. Search for the year(s) ..... 1990 - 18

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

5. Name of person or property to be searched ..... 216 D, Kalikapur

6. Nature of document .....

7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document).....

8. From whom received ..... N Sade (Dow)

9. Fees paid under Article —

F (1) (i)

F (1) (ii)

F (2)



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