

ASISH DAS

B.A. LL.B. (C.U.) Advocate

Alipore Judges' Court
Pukurpar Sereistha, Room No. 30
Kolkata – 700027.
Mob. No. 9674333519.

Date: 26/06/2025

No Encumbrances Certificate and detailed report on title

Ref. : ALL THAT the piece and parcel of Bastu land measuring 36 Decimal be the same a little more or less comprised in Mouza - Rajpur, J.L. No. 55, Touzi No. 251, R.S. No. 109, Pargana - Medanmalla, under R.S. Dag No. 222 corresponding to L.R. Dag No. 222, appertaining to R.S. Khatian No. 2395, within the limits of Rajpur-Sonarpur Municipality, Ward No. 17, Municipal Holding No. 112, Mishra Para Road, Additional District Sub-Registrar - Sonarpur, Post Office - Rajpur, Kolkata - 700149, Police Station - Sonarpur, District - South-24 Parganas, West Bengal.

Present owner of the said plot:

M/S TIRUPATI PROJECTS (PAN NO. - AACFT9629C), a Partnership Firm, having it's registered office at " Meridian Plaza", 4th Floor, 209, C.R. Avenue, Police Station- Girispark, Post Office- Bedon Street, District - Kolkata, Kolkata - 700 006, West Bengal, duly represented by one of it's Partner namely **SRI SUNIL GADIA (PAN NO. -AFOPG2202F) (AADHAAR NO. - 5577 7060 9729)**, son of Ratan Lal Gadia, by religion - Hindu, by occupation - Business, by Nationality - Indian, residing at CF-71, Salt Lake City, Near Tank No-6, Sector-1, Post Office-Salt Lake, Police Station- North Bidhannagar, Kolkata-700064, West Bengal.

I have caused necessary searches in the office of Additional Registrar Assurances – I, Kolkata, for the period from 2003 to 2025, District Sub-Registrar – III, Alipore, South-24 Parganas, for the period from 2019 to 2025, District Sub-Registrar – IV, Alipore,

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South-24 Parganas, for the period from 2003 to 2025, and Addl. District Sub Registry Office at Sonarpur for the period from 1970 to 2025, all the searching receipts as mentioned herein above are annexed herewith, and have inspected the settlement Records, BLRO Mutation and all other relevant documents in respect of the aforesaid Property.

My report is as follows:

The said **M/S TIRUPATI PROJECTS**, by dint of several Deed of Conveyance Being Nos. 417/2015 dated 09.12.2014 duly registered in the office of the ARA – I, 418/2015 dated 09.12.2014 duly registered in the office of the ARA – I, 976/2015 dated 05.02.2015 duly registered in the office of the ARA – I, and 3557/2024 dated 22.08.2024 duly registered in the office of the DSR – V, Alipore, South-24 Parganas, became the absolute owner of ALL THAT the piece and parcel of Bastu land measuring 36 Decimal be the same a little more or less comprised in Mouza - Rajpur, J.L. No. 55, Touzi No. 251, R.S. No. 109, Pargana - Medanmalla, under R.S. Dag No. 222 corresponding to L.R. Dag No. 222, appertaining to R.S. Khatian No. 2395, within the limits of Rajpur-Sonarpur Municipality, Ward No. 17, Municipal Holding No. 112, Mishra Para Road, Additional District Sub-Registrar - Sonarpur, Post Office - Rajpur, Kolkata - 700149, Police Station - Sonarpur, District - South-24 Parganas, West Bengal, and the owner also mutated its name in the records of B.L. & L.R.O. and Rajpur-Sonarpur Municipality Office and have been paying the Government rent thereon.

I hereby state that the above mentioned land of **M/S TIRUPATI PROJECTS**, is free from all encumbrances, charges, liabilities lines and lispendents





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attachment of any kind whatsoever and the said property has saleable and marketable title.

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



ASISH DAS

Advocate

Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-06-2025

Serial No of Application	1603008419/2025	Search No	1603008419/2025
Search for the Years	From 2019 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: RS- 00222		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 6/-	

Search Result: No Record Found

(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS





Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - III)
Receipt for fees deposited for Search
Form - 1556

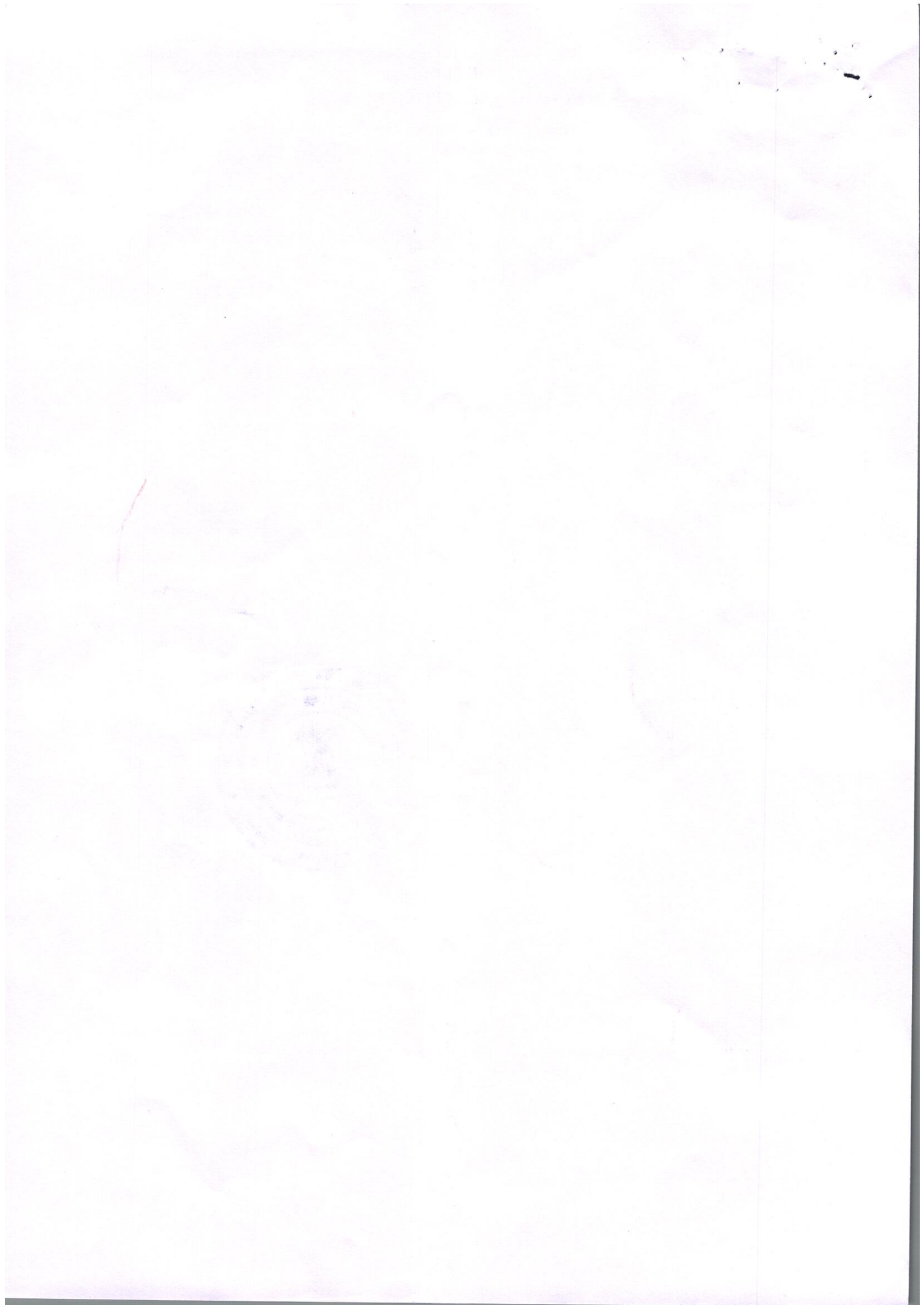
Date of Application: 23-06-2025

Serial No of Application	1603008420/2025	Search No	1603008420/2025
Search for the Years	From 2019 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: LR- 00222		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 6/-	

Search Result: No Record Found

(Mr Debasish Dhar)
D.S.R. - III SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS





Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
Receipt for fees deposited for Search
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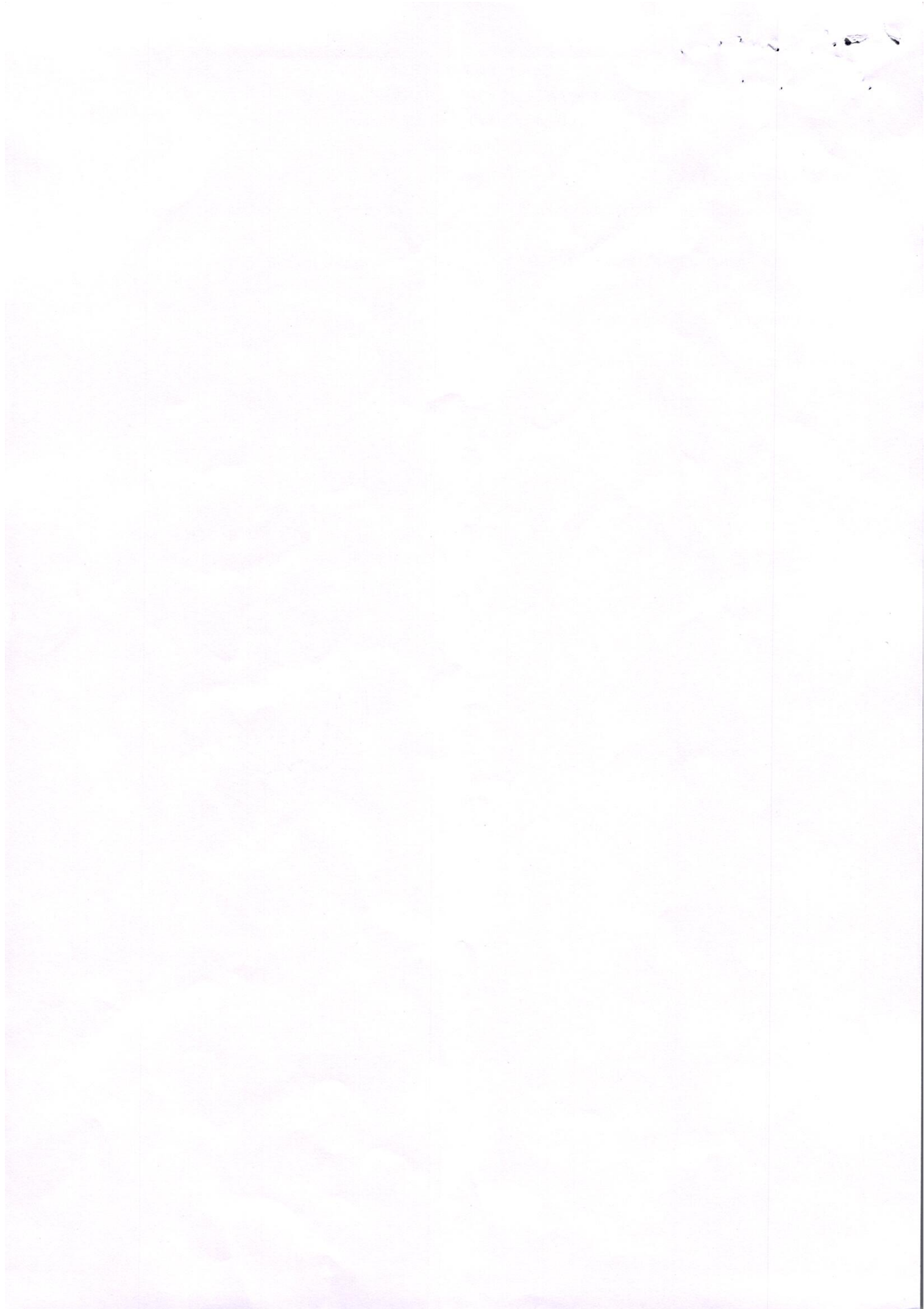
Date of Application: 23-06-2025

Serial No of Application	1604008641/2025	Search No	1604008641/2025
Search for the Years	From 2003 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: RS- 00222		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 22/-	
Search Result:	No Record Found		

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS





Government of West Bengal
Office of the SOUTH 24-PARGANAS (D.S.R. - IV)
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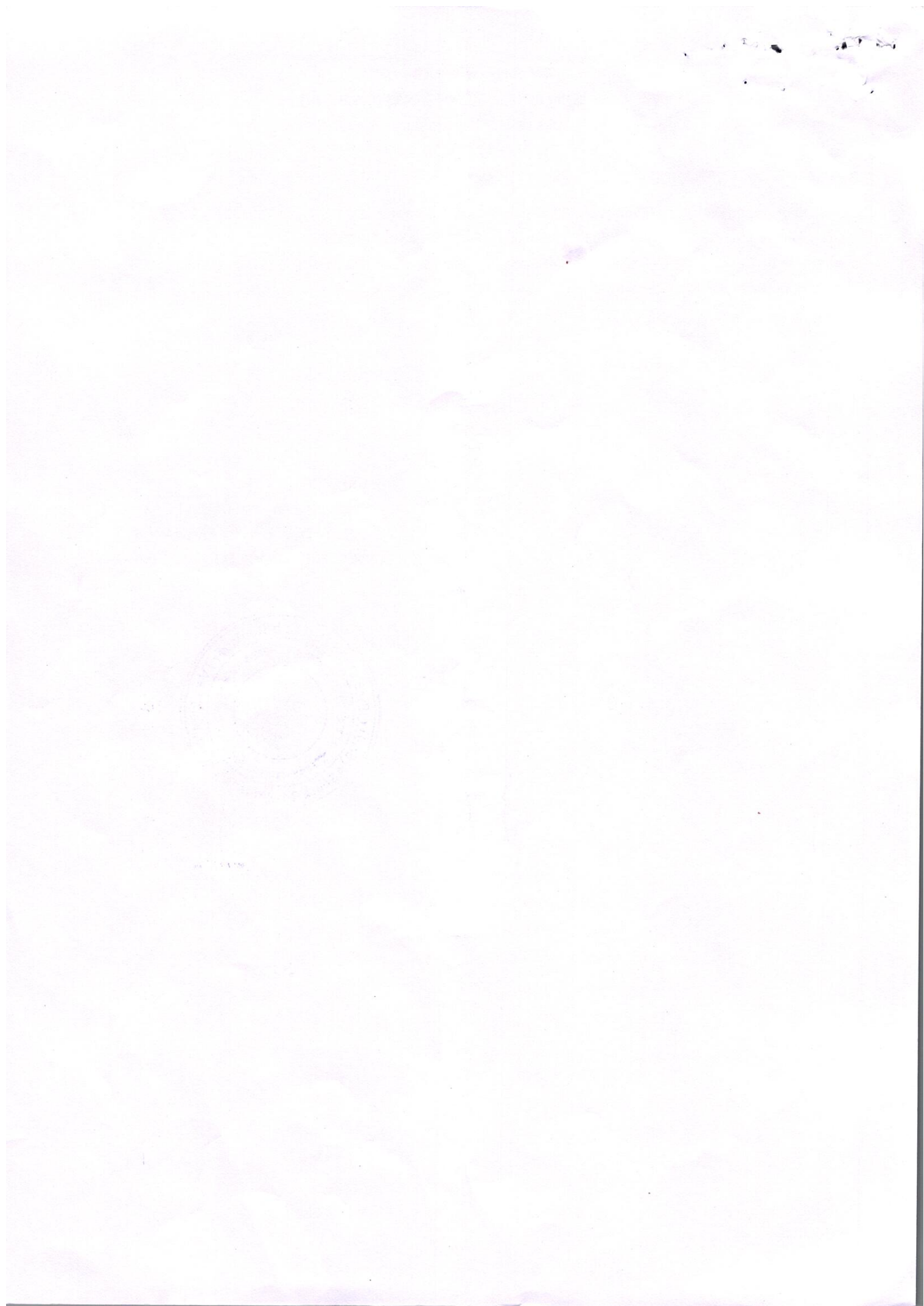
Date of Application: 23-06-2025

Serial No of Application	1604008642/2025	Search No	1604008642/2025
Search for the Years	From 2003 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: LR- 00222		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 22/-	
Search Result:	No Record Found		

(Mr Anupam Halder)

D.S.R. - IV SOUTH 24-PARGANAS
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS





Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-06-2025

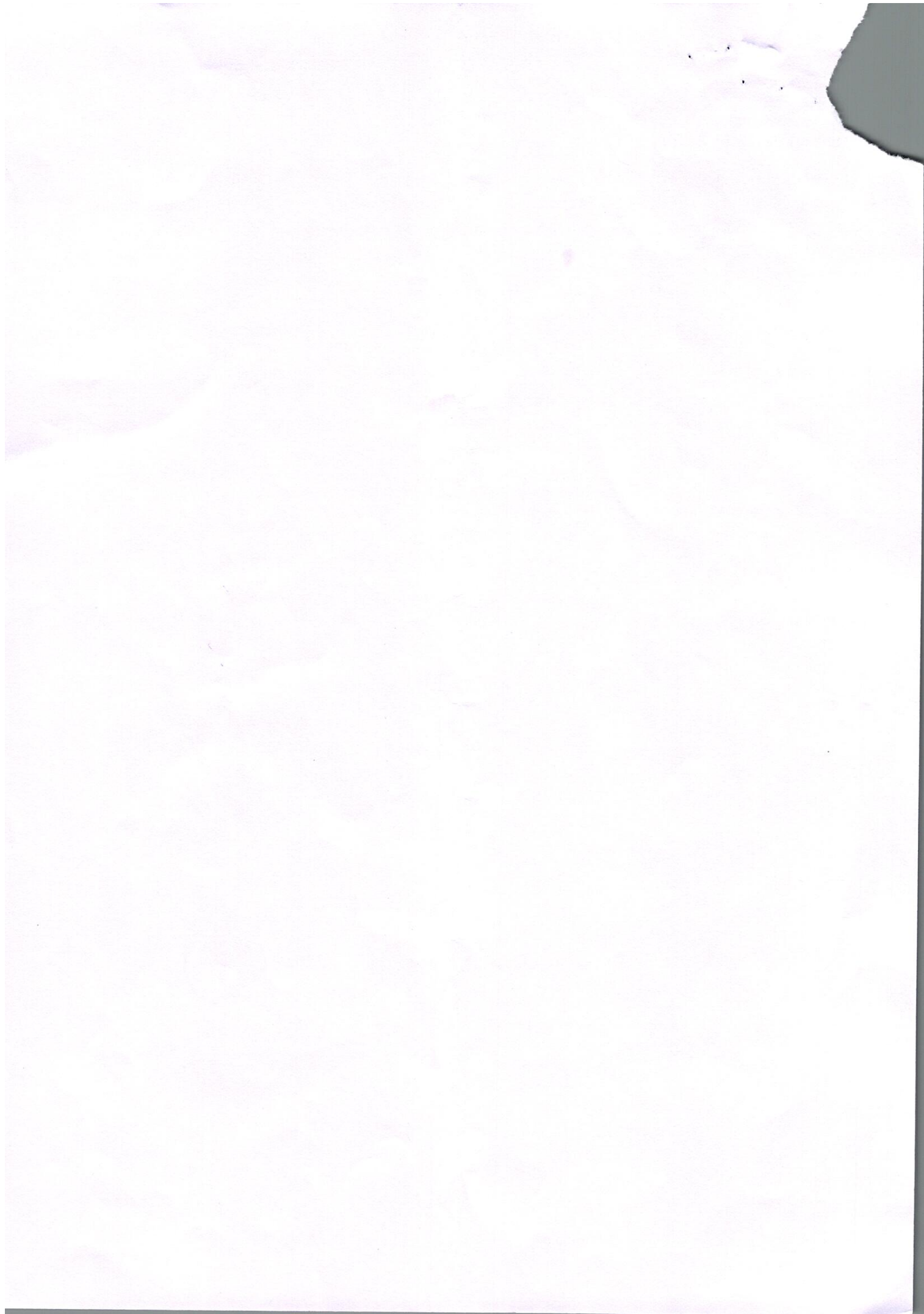
Serial No of Application 1901020217/2025 Search No 1901020217/2025
Search for the Years From 2003 To 2025 Record Available From 10/11/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: RS- 00222
From whom Received P K ROY
Fees Paid under Articles F1(i) 2/- F1(ii) 22/-

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: Rajpur, RAJPUR-SONARPUR, Premises: 37/1	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-222 Khatian: 765	Area of Land : 12 Decimal,
Deed Details :		Deed No: I-190100418/2015, Query No: 1901027135 /2014, Serial No: 190110644/2014, Page: 8975 - 8989, Date of Registration: 17/01/2015, Date of Completion: 20/01/2015, Date of Delivery: 24/01/2015		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, RAJPUR-SONARPUR, Premises: 37/1	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-222 Khatian: 765	Area of Land : 12 Decimal,
Deed Details :		Deed No: I-190100417/2015, Query No: 1901027136 /2014, Serial No: 190110643/2014, Page: 8960 - 8974, Date of Registration: 17/01/2015, Date of Completion: 20/01/2015, Date of Delivery: 24/01/2015		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, RAJPUR-SONARPUR	Property Type: Land Transaction: Sale, Sale Document	Plot No : RS-222 Khatian: 2395	Area of Land : 12 Decimal, Area of Structure: 233.33 Sq Ft
Deed Details :		Deed No: I-190100976/2015, Query No: 1901002422 /2015, Serial No: 190100934/2015, Page: 2743 - 2758, Date of Registration: 05/02/2015, Date of Completion: 09/02/2015, Date of Delivery: 14/03/2015		

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA





Government of West Bengal
Office of the KOLKATA (A.R.A. - I)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 23-06-2025

Serial No of Application	1901020219/2025	Search No	1901020219/2025
Search for the Years	From 2003 To 2025	Record Available	From 10/11/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: LR- 00222		
From whom Received	P K ROY		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 22/-	
Search Result:	No Record Found		

(Mr Pradipta Kishore Guha)
A.R.A. - I KOLKATA
OFFICE OF THE A.R.A. - I KOLKATA



LPD-12

FIG no: F-180

Entry no. 7010

Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

F-E-180 Prio - 12
LPD-12

Date of Application: 18-07-2024

Serial No of Application	1608015049/2024	Search No	1608015049/2024
Search for the Years	From 1970 To 2002	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: LR- 00222		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found



(Mr. Arindam Chakraborty)

A.D.S.R. SONARPUR

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

Mishrapara Road



Government of West Bengal
Office of the SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

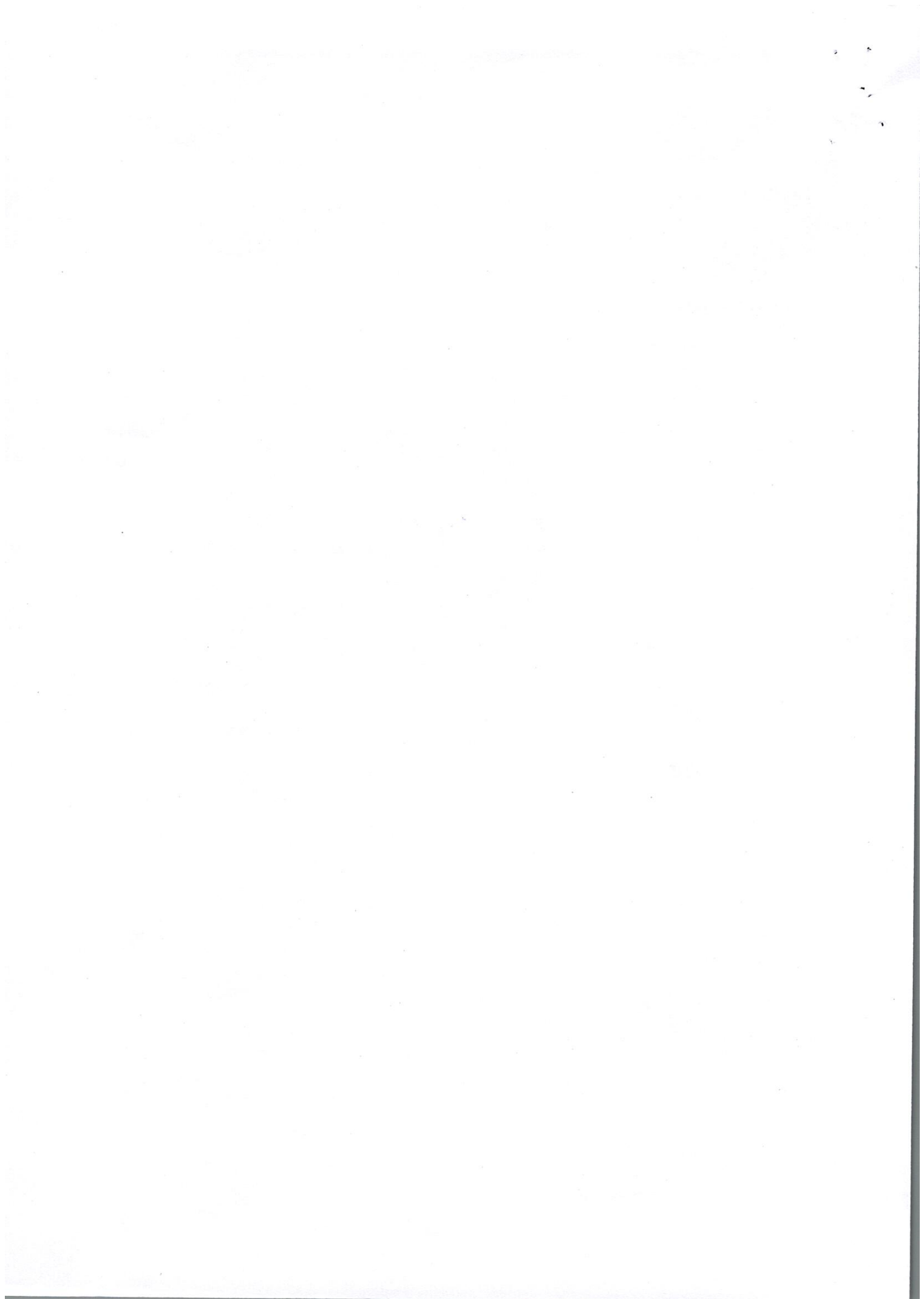
Date of Application: 18-07-2024

Serial No of Application	1608015051/2024	Search No	1608015051/2024
Search for the Years	From 1970 To 2002	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: LR- 00223		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found



(Mr. Arindam Chakraborty)
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

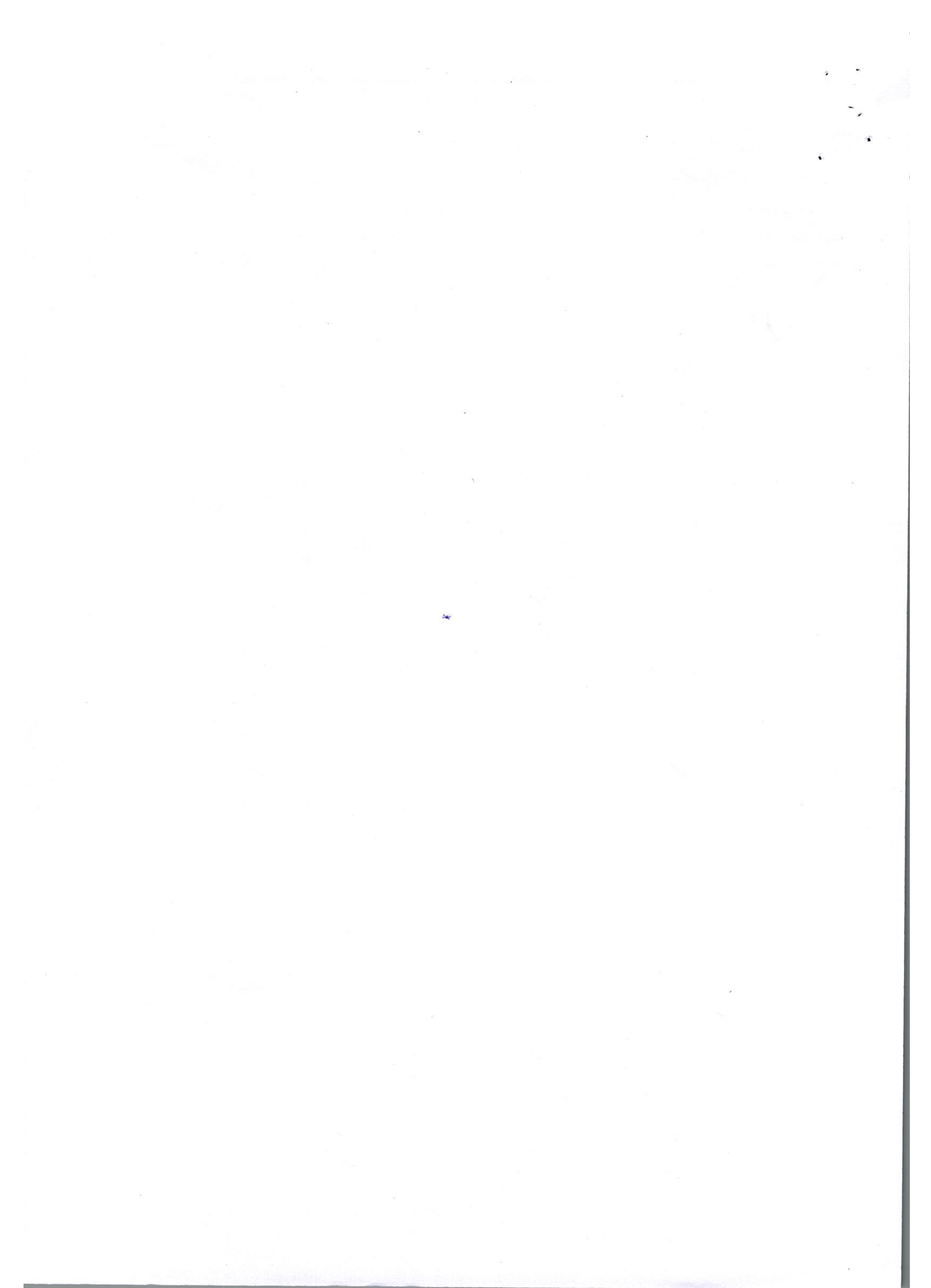
Date of Application: 18-07-2024

Serial No of Application	1608015054/2024	Search No	1608015054/2024
Search for the Years	From 1970 To 2002	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: RS- 00222		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 28 /-	

Search Result: No Record Found



(Mr Arindam Chakraborty)
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: 18-07-2024

Serial No of Application	1608015055/2024	Search No	1608015055/2024
Search for the Years	From 1970 To 2002	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: RS- 00223		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found



(Mr. Arindam Chakraborty)
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

Entry 8052
Pmo: 46, LPD-12,
E-180

Date of Application: 17-06-2025

Serial No of Application 1608008770/2025 **Search No** 1608008770/2025
Search for the Years From 1990 To 2025 **Record Available** From 13/02/2008 onwards
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: RS- 00222
From whom Received P K Roy
Fees Paid under Articles F1(i) 2/- F1(ii) 28/-

Search Result:

Mishra

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 17	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No : RS-222 Khatian: 2395	Area of Land : 36 decimal Area of Structure: 350 Sq Ft
Deed Details :		Deed No: I-160807567/2024, Query No: 16082002348574/2024, Serial No: 1608007735/2024, Page: 152585 - 152620, Date of Registration: 06/09/2024, Date of Completion: 10/09/2024,		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 16	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : RS-222 Khatian: 2395	Area of Land : 25 decimal
Deed Details :		Deed No: I-160808813/2024, Query No: 16082002821114/2024, Serial No: 1608009038/2024, Page: 174247 - 174258, Date of Registration: 11/11/2024, Date of Completion: 12/11/2024,		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 16	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : RS-222 Khatian: 2395	Area of Land : 36 decimal
Deed Details :		Deed No: I-160809142/2024, Query No: 16082002957365/2024, Serial No: 1608009392/2024, Page: 179974 - 179986, Date of Registration: 22/11/2024, Date of Completion: 22/11/2024,		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 16	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : RS-222 Khatian: 2395	Area of Land : 25 decimal
Deed Details :		Deed No: I-160809304/2024, Query No: 16082003023260/2024, Serial No: 1608009552/2024, Page: 184872 - 184884, Date of Registration: 29/11/2024, Date of Completion: 29/11/2024,		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 16	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : RS-222 Khatian: 2395	Area of Land : 36 decimal
Deed Details :		Deed No: I-160809366/2024, Query No: 16082003059484/2024, Serial No: 1608009615/2024, Page: 186817 - 186829, Date of Registration: 03/12/2024, Date of Completion: 04/12/2024,		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 17	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : RS-222 Khatian: 765	Area of Land : 25 decimal
Deed Details :		Deed No: I-160808168/2024, Query No: 16083002567792/2024, Serial No: 1608008359/2024, Page: 162175 - 162190, Date of Registration: 27/09/2024, Date of Completion: 30/09/2024,		
7	District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 17	Property Type: Land Transaction: [0138] Sale, Development Power of Attorney after Registered Development Agreement	Plot No : RS-222 Khatian: 2395	Area of Land : 36 decimal Area of Structure: 350 Sq Ft
Deed Details :		Deed No: I-160807581/2024, Query No: 16088002376772/2024, Serial No: 1608007740/2024, Page: 154139 - 154155, Date of Registration: 06/09/2024, Date of Completion: 12/09/2024,		



8 District: South 24-Parganas, PS; Sonarpur, Mouza: Rajpur, Municipality: RAJPUR-SONARPUR,, Road: MISRA PARA ROAD (RAJPUR), , Ward: 16, Holding: 112	Property Type: Land Transaction: [0901] Declaration, Declaration relating to immovable property	Plot No : RS-222 Khatian: 2395	Area of Land : 35.4 decimal
Deed Details :	Deed No: I-160802334/2025, Query No: 16082000739076/2025, Serial No: 1608002254/2025, Page: 44594 - 44606, Date of Registration: 18/03/2025, Date of Completion: 18/03/2025,		

(Mr Arindam Chakraborty)
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: 17-06-2025

Serial No of Application	1608008771/2025	Search No	1608008771/2025
Search for the Years	From 1990 To 2025	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Rajpur, , Plot No: LR- 00222		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	

Search Result: No Record Found

(~~Mr~~ Arindam Chakraborty)
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OFFICE OF THE A.D.S.R. SONARPUR



