

Ms. Sayantoni Sarkar

Advocate
(Alipore Police Court)

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Date : 23. 9. 23

No Encumbrances Certificate and detailed report on title

Ref: ALL THAT piece and parcel of bastu land admeasuring 5 Cottahs together with 400 Sq.ft. structure standing thereon, lying and situated at Jagaddal, J.L.No. 71, Touzi No- 47, 49, 63, 64 & 68 comprised in R.S. Dag No. 3229 corresponding to L.R. Dag No. 3287 under R.S. Khatian No. 550, being L.R.Khatian No. 3072 & 3073, Pin-700151, Being Holding No. 1066, Kali Mohan Chowdhury Road, within the local limits of Ward No. 25 of Rajpur Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas.

Present Owners: **SMT. SUSAMA DAS AND SRI. PAPPU DAS**

I have caused necessary online searches in the Sub Registry Office at SONARPUR for the period from 2011 to 2023 AND in the District Registry Office at ALIPORE for a period from 2011 to 2023 and A.R.A KOLKATA for a period from 2011 to 2023 have inspected the R.O. Search in respect of the aforesaid Property.

My report is as follows:

NOTE FOR THE ADVOCATE

WHEREAS by virtue of a Bengali Saaf Bikroy Kobala, one Smt. Susama Das purchased **ALL THAT** piece and parcel of land admeasuring 2 Cottahs more or less, lying and situated at Mouza- Jagaddal, J.L.No. 71, Pargana- Magura, Touzi No- 47,49,63, 64 & 68, Re. Sa. No. 233, comprised in R.S. Dag No. 3229 under R.S. Khatian No. 550, L.R. Dag No. 3287, L.R. Khatian No. 1095, within the local limits of Ward No. the then 23, now 25 of Rajpur Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas, from, Sri. Akhil Chandra Das, which was duly registered at Additional District Sub Registrar, Sonarpur, and recoded in Book No. I, Being No. 04298 for the year 2008.

AND WHEREAS by virtue of another Bengali Saaf Bikroy Kobala, one Smt. Susama Das purchased **ALL THAT** piece and parcel of land admeasuring 1 Cottah 8 Chittacks together with 120 Sq. ft. R.T.S. structure standing thereon, lying and situated at Mouza- Jagaddal, J.L.No. 71, Pragana- Magura, Touzi No- 47, 49, 63, 64 & 68, Re. Sa. No. 233, comprised in R.S. Dag No. 3229 under R.S. Khatian No. 550, within the local limits of Ward No. then 23, now 25 of Rajpur Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas, from, Sri. Akhil Chandra

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E/No. F/100/2018

Chamber : 1st Floor, Sun Apartment, 25 Roy Mallick Colony, Kolkata-700 030

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Das, Smt. Sujata Adhikari, Smt. Sudha Das, Sri. Pappu Das and Smt. Sulata Naiya, which was duly registered at Additional District Sub Registrar, Sonarpur, and recoded in Book No. I, Being No. 04296 for the year 2008.

AND WHEREAS by virtue of the above mentioned deed, Smt. Susama Das became the absolute owner of **ALL THAT** piece and parcel of land admeasuring 3 Cottahs 8 Chittacks more or less, lying and situated at Mouza- Jagaddal, J.L.No. 71, Pragana- Magura, Touzi No- 47,49,63, 64 & 68, Re. Sa. No. 233, comprised in R.S. Dag No. 3229 under R.S. Khatian No. 550, within the local limits of Ward No. the then 23, now 25 of Rajpur Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas.

AND WHEREAS on the other hand, by virtue of a Bengali Danpatra Dolil, Sri. Akhil Chandra Das, Smt. Sujata Adhikari, Smt. Sudha Das and Smt. Sulata Naiya gifted **ALL THAT** piece and parcel of land admeasuring 1 Cottah 8 Chittacks together with 120 Sq.ft. R.T.S. structure standing thereon, lying and situated at Mouza- Jagaddal, J.L.No. 71, Pragana- Magura, Touzi No- 47,49,63, 64 & 68, Re. Sa. No. 233, comprised in R.S. Dag No. 3229 under R.S. Khatian No. 550, within the local limits of Ward No. then 23, now 25 of Rajpur Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas, in favor of Sri. Pappu Das, which was duly registered at Additional District Sub Registrar, Sonarpur, and recoded in Book No. I, Being No. 04297 for the year 2008.

AND WHEREAS by virtue of the above mentioned deed, Sri. Pappu Das became the absolute owner of **ALL THAT** piece and parcel of land admeasuring 1 Cottah 8 Chittacks together with 120 Sq.ft. R.T.S. structure standing thereon, lying and situated at Mouza- Jagaddal, J.L.No. 71, Pragana- Magura, Touzi No- 47, 49, 63, 64 & 68, Re. Sa. No. 233, comprised in R.S. Dag No. 3229 under R.S. Khatian No. 550, within the local limits of Ward No. then 23, now 25 of Rajpur Sonarpur Municipality, P.S. Sonarpur, District- South 24 Parganas.

AND WHEREAS while seized and possessed, the said Smt. Susama Das and Sri. Pappu Das entered into a registered Joint Venture Agreement for Development with Maa Bipadtarini Enterprise, a Partnership Firm, represented by its partners namely Sri. Ashoke Sardar, Sri. Sankar Mondal, Sri. Subrata Sardar and Mr. Nayananshu Das, which was duly registered at Additional District Sub Registrar, Sonarpur and recoded in Book No. I, Volume No. 1608-2023, Pages from 70066 to 70092, Being No. 160803428 for the year 2023 and also registered a Development Power of

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Date : 28-9-23

Attorney after registration of Development Agreement, in favour of Maa Bipadtarini Enterprise, a Partnership Firm, represented by its partners namely Sri. Ashoke Sardar, Sri. Sankar Mondal, Sri. Subrata Sardar and Mr. Nayananshu Das, which was duly registered at Additional District Sub Registrar, Sonarpur and recoded in Book No. I, Volume No. 1608-2023, Pages from 70350 to 70366, Being No. 160803443 for the year 2023.

I, by the photocopy of the above mentioned documents containing the Devolution of Title as mentioned above, provided by the customer hereby certify that the above mentioned property of **SRI. PAPPU DAS AND SMT. SUSAMA DAS** is free from all sorts of encumbrances, attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

The receipts for the relevant searches are enclosed.

SAYANTONI SARKAR
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E/Mo. File No. 2018

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