

No. REGN BB 310629

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 47629  
 Date of application ..... 24/08/23  
 Search for the year (s) ..... 1991 - 2023  
 Name of office to which the record to be searched or inspected relates ... RAKOL

Name of person or property to be searched ..... D  
 Nature of document .....

Particulars of record to be inspected (year, number, book, volume and page in  
 a case of registered document) ..... M. TENALI Series,

..... Page - 93, KH-3391, 3392,  
 From whom received ..... D. Bhattacharjee.

Fees paid under Article —

- (i)
- (ii) 35/-

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

la-56

Road: Srinagar (Main Road)  
 Holding: 1463, Floor No: 0, Flat No: 3  
 Deed Details :

Deed No: I-162906889/2022, Query No: 162  
 1629006833/2022, Page: 201273 - 201317,  
 of Completion: 06/12/2022,



District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Srinagar Main Road, , Ward: 1,  
Holding: 1463

Property Type: Land  
Transaction: [0110] Sale,  
Development Agreement or  
Construction agreement

Plot No:  
LR-00093/00000  
Khatian: 03669/00

Area of Land:  
8.25000000 decimal (5  
Katha)

**Deed Details :**

Deed No: I-162903072/2022, Query No: 16292001448568/2022, Serial No:  
1629003051/2022, Page: 102264 - 102337, Date of Registration: 24/05/2022, Date  
of Completion: 24/05/2022,

8 District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Srinagar Main Road, , Ward: 1,  
Holding: 1463, Floor No : 1, Flat No : J

Property Type: Apartment  
Transaction: [0104] Sale, Sale  
agreement without possession [Full  
Stamp]

Plot No: LR-93, LR-93, Flat/Apartment: 948  
LR-93, LR-93, LR-93, sq.ft.  
LR-93, LR-93  
Khatian: 03391

**Deed Details :**

Deed No: I-162906890/2022, Query No: 16292003241744/2022, Serial No:  
1629006832/2022, Page: 203471 - 203515, Date of Registration: 05/12/2022, Date  
of Completion: 12/12/2022,

9 District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Srinagar Main Road, , Ward: 1,  
Holding: 1463, Floor No : 0

Property Type: Apartment  
Transaction: [0104] Sale, Sale  
agreement without possession [Full  
Stamp]

Plot No: LR-93, LR-93, Covered Garage: 135  
LR-93, LR-93, LR-93, sq.ft.  
LR-93, LR-93  
Khatian: 03391

**Deed Details :**

Deed No: I-162906890/2022, Query No: 16292003241744/2022, Serial No:  
1629006832/2022, Page: 203471 - 203515, Date of Registration: 05/12/2022, Date  
of Completion: 12/12/2022,

10 District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Srinagar Main Road, , Ward: 1,  
Holding: 1463, Floor No : 2, Flat No : E

Property Type: Apartment  
Transaction: [0104] Sale, Sale  
agreement without possession [Full  
Stamp]

Plot No: LR-93, LR-93, Flat/Apartment: 1144  
LR-93, LR-93, LR-93, sq.ft.  
LR-93, LR-93  
Khatian: 03391

**Deed Details :**

Deed No: I-162905755/2022, Query No: 16292002828735/2022, Serial No:  
1629005705/2022, Page: 170969 - 171012, Date of Registration: 23/09/2022, Date  
of Completion: 23/09/2022,

11 District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Srinagar Main Road, , Ward: 1,  
Holding: 1463, Floor No : 0

Property Type: Apartment  
Transaction: [0104] Sale, Sale  
agreement without possession [Full  
Stamp]

Plot No: LR-93, LR-93, Covered Garage: 135  
LR-93, LR-93, LR-93, sq.ft.  
LR-93, LR-93  
Khatian: 03391

**Deed Details :**

Deed No: I-162905755/2022, Query No: 16292002828735/2022, Serial No:  
1629005705/2022, Page: 170969 - 171012, Date of Registration: 23/09/2022, Date  
of Completion: 23/09/2022,

12 District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Srinagar Main Road, , Ward: 1,  
Holding: 1463, Floor No : 4, Flat No : E

Property Type: Apartment  
Transaction: [0104] Sale, Sale  
agreement without possession [Full  
Stamp]

Plot No: LR-93, LR-93, Flat/Apartment: 1144  
LR-93, LR-93, LR-93, sq.ft.  
LR-93, LR-93  
Khatian: 03391

**Deed Details :**

Deed No: I-162906889/2022, Query No: 16292003382525/2022, Serial No:  
1629006833/2022, Page: 201273 - 201317, Date of Registration: 05/12/2022, Date  
of Completion: 06/12/2022,

13 District: South 24-Parganas, PS:  
Sonarpur, Mouza: Tentulbedia,  
Municipality: RAJPUR-SONARPUR,,  
Road: Srinagar Main Road, , Ward: 1,  
Holding: 1463, Floor No : 0, Flat No : 3

Property Type: Apartment  
Transaction: [0104] Sale, Sale  
agreement without possession [Full  
Stamp]

Plot No: LR-93, LR-93, Covered Garage: 135  
LR-93, LR-93, LR-93, sq.ft.  
LR-93, LR-93  
Khatian: 03391

**Deed Details :**

Deed No: I-162906889/2022, Query No: 16292003382525/2022, Serial No:  
1629006833/2022, Page: 201273 - 201317, Date of Registration: 05/12/2022, Date  
of Completion: 06/12/2022,



( Mr Krishnendu Talukdar )  
A.D.S.R. GARIA  
OFFICE OF THE A.D.S.R. GARIA

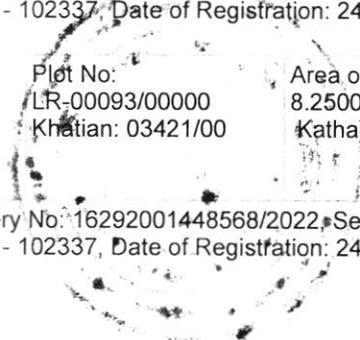
Government of West Bengal  
Office of the GARIA (A.D.S.R.)  
Receipt for fees deposited for Search  
Form - 1556

Date of Application: 26-07-2023

<b>Serial No of Application</b>	1629002363/2023	<b>Search No</b>	1629002363/2023
<b>Search for the Years</b>	From 2014 To 2023	<b>Record Available</b>	From 13/11/2014 onwards
<b>Property to be Searched</b>	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00093		
<b>From whom Received</b>	Dibakar Bhattacharya		
<b>Fees Paid under Articles</b>	F1(i) 2 /-	F1(ii) 9 /-	

**Search Result:**

SI.No.	Property Location	Property Type & Transaction	Plot & Khatian No and Zone	Area of Property
1	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 1463	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00093/00000 Khatian: 03391/00	Area of Land: 5.56875000 decimal (3 Katha,6 Chatak)
<b>Deed Details :</b>		Deed No: I-162903072/2022, Query No: 16292001448568/2022, Serial No: 1629003051/2022, Page: 102264 - 102337, Date of Registration: 24/05/2022, Date of Completion: 24/05/2022,		
2	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 1463	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00093/00000 Khatian: 03392/00	Area of Land: 4.95000000 decimal (3 Katha)
<b>Deed Details :</b>		Deed No: I-162903072/2022, Query No: 16292001448568/2022, Serial No: 1629003051/2022, Page: 102264 - 102337, Date of Registration: 24/05/2022, Date of Completion: 24/05/2022,		
3	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 1463	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00093/00000 Khatian: 03393/00	Area of Land: 4.95000000 decimal (3 Katha)
<b>Deed Details :</b>		Deed No: I-162903072/2022, Query No: 16292001448568/2022, Serial No: 1629003051/2022, Page: 102264 - 102337, Date of Registration: 24/05/2022, Date of Completion: 24/05/2022,		
4	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 1463	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00093/00000 Khatian: 03394/00	Area of Land: 4.95000000 decimal (3 Katha)
<b>Deed Details :</b>		Deed No: I-162903072/2022, Query No: 16292001448568/2022, Serial No: 1629003051/2022, Page: 102264 - 102337, Date of Registration: 24/05/2022, Date of Completion: 24/05/2022,		
5	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 1463	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00093/00000 Khatian: 03395/00	Area of Land: 4.95000000 decimal (3 Katha)
<b>Deed Details :</b>		Deed No: I-162903072/2022, Query No: 16292001448568/2022, Serial No: 1629003051/2022, Page: 102264 - 102337, Date of Registration: 24/05/2022, Date of Completion: 24/05/2022,		
6	District: South 24-Parganas, PS; Sonarpur, Mouza: Tentulbedia, Municipality: RAJPUR-SONARPUR,, Road: Srinagar Main Road, , Ward: 1, Holding: 1463	Property Type: Land Transaction: [0110] Sale, Development Agreement or Construction agreement	Plot No: LR-00093/00000 Khatian: 03421/00	Area of Land: 8.25000000 decimal (5 Katha)
<b>Deed Details :</b>		Deed No: I-162903072/2022, Query No: 16292001448568/2022, Serial No: 1629003051/2022, Page: 102264 - 102337, Date of Registration: 24/05/2022, Date of Completion: 24/05/2022,		



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

Date of Application: 24-07-2023

Serial No of Application 1608013662/2023 Search No 1608013662/2023  
Search for the Years From 1994 To 2014 Record Available From 13/02/2008 onwards  
Property to be Searched District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, Plot No: RS- 00093  
From whom Received D Bhattacharya  
Fees Paid under Articles F1(i) 2/- F1(ii) 20/-



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: Tentulbedia, RAJPUR-SONARPUR, Premises: a-22, Ward: 1, Holding: 308, Floor No : 0	Property Type: Apartment Transaction: Gift, Gift in Favour of family members	Plot No: RS-82, RS-83, RS-92, RS-93, RS-94 Khatian: 92,443	Super Build up Area: 395 sq.ft.
Deed Details :		Deed No: I-160806751/2008, Query No: 1608010158 /2008, Serial No: 160806663/2008, Page: 1736 - 1767, Date of Registration: 01/07/2008, Date of Completion: 04/07/2008, Date of Delivery: 07/07/2008		
2	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Premises: a-22, Ward: 1, Holding: 308, Floor No : 0	Property Type: Apartment Transaction: Gift, Gift in Favour of family members	Plot No: RS-82, RS-83, RS-92, RS-93, RS-94 Khatian: 92,443	Super Build up Area: 38 sq.ft.
Deed Details :		Deed No: I-160806752/2008, Query No: 1608010164 /2008, Serial No: 160806664/2008, Page: 1768 - 1789, Date of Registration: 01/07/2008, Date of Completion: 04/07/2008, Date of Delivery: 07/07/2008		
3	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Premises: a-22, Ward: 1, Holding: 308, Floor No : 0	Property Type: Apartment Transaction: Gift, Gift in Favour of family members	Plot No: RS-82, RS-83, RS-92, RS-93, RS-94 Khatian: S2,443	Super Build up Area: 552 sq.ft.
Deed Details :		Deed No: I-160806753/2008, Query No: 1608010154 /2008, Serial No: 160806665/2008, Page: 1790 - 1822, Date of Registration: 01/07/2008, Date of Completion: 04/07/2008, Date of Delivery: 07/07/2008		
4	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Premises: a-22, Ward: 1, Holding: 308, Floor No : 0	Property Type: Apartment Transaction: Gift, Gift in Favour of family members	Plot No: RS-82, RS-83, RS-92, RS-93, RS-94 Khatian: 92,443	Super Build up Area: 75 sq.ft.
Deed Details :		Deed No: I-160806754/2008, Query No: 1608010161 /2008, Serial No: 160806666/2008, Page: 1565 - 1591, Date of Registration: 01/07/2008, Date of Completion: 04/07/2008, Date of Delivery: 07/07/2008		
5	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Premises: a-22, Ward: 1, Holding: 308, Floor No : 2	Property Type: Apartment Transaction: Gift, Gift in Favour of family members	Plot No: RS-82, RS-83, RS-92, RS-93, RS-94 Khatian: 92,443	Super Build up Area: 552 sq.ft.
Deed Details :		Deed No: I-160806756/2008, Query No: 1608010153 /2008, Serial No: 160806668/2008, Page: 1608 - 1645, Date of Registration: 01/07/2008, Date of Completion: 04/07/2008, Date of Delivery: 07/07/2008		
6	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, RAJPUR-SONARPUR, Premises: a-22, Ward: 1, Holding: 308, Floor No : 1	Property Type: Apartment Transaction: Gift, Gift in Favour of family members	Plot No: RS-82, RS-83, RS-92, RS-93, RS-94 Khatian: 92,443	Super Build up Area: 92 sq.ft.
Deed Details :		Deed No: I-160806760/2008, Query No: 1608010159 /2008, Serial No: 160806673/2008, Page: 1679 - 1706, Date of Registration: 01/07/2008, Date of Completion: 04/07/2008, Date of Delivery: 07/07/2008		

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



No. REGN BB067017

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 20417

Date of application ..... 24/7/23

Search for the year (s) ..... 1994 - 2002

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

Name of person or property to be searched DR Ali Kose M - Tertulberia

Nature of document R/S D-93

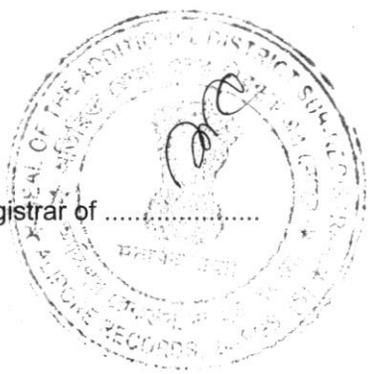
Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) .....

From whom received ..... D. Bhattacharya (Adv)

Fees paid under Article — 10/-

- 1) (i)
- 2) (ii)
- 3)

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



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

Date of Application: 24-07-2023

<b>Serial No of Application</b>	1604009310/2023	<b>Search No</b>	1604009310/2023
<b>Search for the Years</b>	From 2003 To 2023	<b>Record Available</b>	From 23/02/2009 onwards
<b>Property to be Searched</b>	District: South 24-Parganas PS: Sonarpur, Mouza: Tentulbedia, , Plot No: RS- 00093		
<b>From whom Received</b>	P Mondal		
<b>Fees Paid under Articles</b>	F1(i) 2/-	F1(ii) 20/-	

**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



# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA, KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : 26.07.2023

## NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of land measuring about 25 (twenty five) cottahs 6 (six) chittacks 0 (zero) sq. ft. be the same a little more or less comprised in and formed under Mouza – Tentulberia, J.L. No. 44, R.S. Khatian No. 49, Khanda Khatian No. 425, L.R. Khatian No. 3391, 3392, 3393, 3394, 3395, 3421, 3669, C.S. Dag No. 231/1069 corresponding to R.S. Dag No. 88 corresponding to L.R. Dag No. 93, **Holding No. 1463, Sreenagar** within Ward No. 1, of Rajpur-Sonarpur Municipality under Sub-Registry Office- Garia (previously Sonarpur), Police Station- Narendrapur (previously Sonarpur) within the District – 24 Parganas (South).

### PRESENT LAND OWNERS:-

(1) **SRI BIBHAS MONDAL** son of- Late Jatindra Nath Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- A-7/1, Sreenagar Main Road, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (2) **SRI MANABENDRA MANDAL** son of- Late Sailendra Nath Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- Village & P.O.- Gokarnee, P.S.- Magrahat, Dist.- South 24 Parganas, Pin- 743355, (3) **SRI BIKAS KUMAR MONDAL** son of- Late Jatindra Nath Mondal, by faith- Hindu, by occupation- Service, by nationality- Indian, residing at- A-1,

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

Sreenagar, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (4) **SRI BAPPADITYA MONDAL** son of- Late Bimal Kumar Mondal, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- A-31/1, Sreenagar P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094, (5) **SMT. RANI MONDAL** wife of- Late Bisweswar Mondal, (6) **SRI BISWAROOP MONDAL** son of- Late Bisweswar Mondal and (7) **SMT. BIPASHA BERA** wife of- Sri Sovandeb Bera, daughter of- Late Bisweswar Mondal, No. 5 to 7 all by faith- Hindu, by occupation- Housewife & Business, by nationality- Indian, residing at- "Rani Manjil", 18, Sreenagar Main Road, P.O.- Panchasayar, P.S.- Narendrapur, Kolkata- 700094.

I have caused necessary searches in the office of Registrar of Assurances, Kolkata, District Registry Office, Alipore and Additional District Sub. Registry Office, Sonarpur & Garia for the last 30 (thirty) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

## MY REPORT IS AS FOLLOWS:-

I. That, one Jatindra Nath Mondal, son of- Late Surendra Nath Mondal was the recorded owner of the land measuring about 46 decimal in R.S. Khatian No. 49, Khanda Khatian No. 425, C.S. Dag No. 231/1069 corresponding to R.S. Dag No. 88 in Mouza- Tentulberia and during

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

his lifetime Jatindra Nath Mondal executed a Deed of Trust/Family Settlement in respect of his afore-stated land with other properties, wherein it was specifically stated after completion of marriage of all his daughters the entire property of 46 decimal as stated hereinabove will vest upon his 4 (four) sons namely Bimal Kumar Mondal, Bisweswar Mondal, Bikas Kumar Mondal & Sailendra Nath Mondal, the said Deed of Trust/Family Settlement was registered on 31.10.1962 before Sub. Registrar, Alipore and recorded in Book No.- I, Volume No.- 44, Pages 256 to 260, Being No.- 1283, for the year 1963;

**II.** That, after execution of the said Deed of Trust/Family Settlement Jatindra Nath Mondal died on 28.01.1972 and his afore-stated 4 (four) sons namely Bimal Kumar Mondal, Bisweswar Mondal, Bikas Kumar Mondal & Sailendra Nath Mondal got the equal ownership in respect of the land measuring about 46 decimal as stated hereinabove, i.e. each of them got the ownership of the land measuring about 6 cottahs 15 chittacks 14 sq. ft.;

**III.** That, on 24.12.2002, Sailendra Nath Mondal executed a Deed of Gift in respect of the land measuring about 5 cottahs 9 chittacks 2 sq. ft. in favour of his son Manabendra Mandal which was registered

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

before A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 28, Pages 837 to 850, Being No. 9836, for the year 2009;

- IV.** That, after the demise of Bisweswar Mondal on 26.03.2009 his wife Rani Mondal, only son Biswaroop Mondal and only daughter Bipasha Bera got the joint ownership of the land measuring about 6 cottahs 15 chittacks 14 sq. ft. and thereafter for proper division and demarcation of their respective shares the afore-stated 3 (three) legal heirs of Bisweswar Mondal entered into a Deed of Partition with their other legal heirs, i.e. Bimal Kumar Mondal and Bikas Kumar Mondal, the said Deed of Partition was registered on 23.09.2011 before A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 26, Pages 3664 to 3680, Being No. 11078, for the year 2011;
- V.** That, on 23.09.2011, Bimal Kumar Mondal gifted the land measuring about 1 (one) cottah from his total land of 6 cottahs 15 chittacks 14 sq. ft. in favour of his brother Bibhas Mondal by virtue of a Deed of Gift which was registered before A.D.S.R. Sonarpur and recorded in Book No. I, C.D. Volume No. 26, Pages 3681 to 3695, Being No. 11079, for the year 2011;
- VI.** That, by virtue of the above-stated Deed of Trust/Family Settlement, Deed of Partition and Deed of Gift, Bimal Kumar Mondal, Bikas

3

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

Kumar Mondal, Manabendra Mandal, Bibhas Mondal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera became the joint owners of the land total measuring more or less 25 (twenty five) cottahs 6 (six) chittacks 0 (zero) sq. ft. (which they retain after detailed physical measurement of the said land) as morefully and particularly described hereinabove;

- VII.** That, in order to develop their said land total measuring more or less 25 (twenty five) cottahs 6 (six) chittacks 0 (zero) sq. ft., Bimal Kumar Mondal, Bikas Kumar Mondal, Manabendra Mandal, Bibhas Mondal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera executed 5 (five) separate Agreement on 25.10.2011 with Evershine Reality (hereinafter referred to as the said Developer) a Partnership Firm having its office at – Dhalua Paschimpara, P.O.– Panchpota, P.S.- Narendrapur, Kolkata– 700152 and represented by its Partners namely (1) Sri Sukanta Kumar Mondal, son of- Sri Subir Mondal, (2) Sri Nishi Kanta Ghoroi, son of- Late Kali Pada Ghoroi, (3) Sri Dilip Naskar, son of- Late Kartick Naskar, (4) Sri Subrata Naskar, son of- Late Santosh Naskar and (5) Sri Bappaditya Mondal, son of- Late Bimal Kumar Mondal in respect of their respective shares in the total land as mentioned hereinabove;

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

**VIII.** That, on 26.09.2011, Bimal Kumar Mondal, Bikas Kumar Mondal, Manabendra Mandal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera executed 4 (four) separate General Power of Attorney in favour of the Partners of Evershine Reality as mentioned hereinabove which were registered before Sub. Registrar, Jaleswarpur, Orissa and recorded in Book No. 4, Volume No. 58, Document Number 40101102865, for the year 2011, Book No. 4, Volume No. 58, Document Number 40101102866, for the year 2011, Book No. 4, Volume No. 58, Document Number 40101102867, for the year 2011 & Book No. 4, Volume No. 58, Document Number 40101102864, for the year 2011;

**IX.** That, Bibhas Mondal executed a General Power of Attorney in favour of (1) Sri Sukanta Kumar Mondal, (2) Sri Nishi Kanta Ghoroi, (3) Sri Dilip Naskar, (4) Sri Subrata Naskar and (5) Sri Bappaditya Mondal which was registered on 16.03.2015 before A.D.S.R. Garia and recorded in Book No. IV, CD Volume No. 1, Page from 794 to 805, Being No. 83 of 2015;

**X.** That, by virtue of the above-stated Agreements and General Power of Attorneys the said Developer obtained a sanctioned building plan bearing No. 16/CB/01/11 dated 19.05.2018 from Rajpur

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/O BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

Sonarpur Municipality in respect of the land as mentioned hereinabove;

- XI.** That, after the death of Bimal Kumar Mondal on 20.03.2022 (his wife Rama Mondal pre-deceased him on 08.11.2021) his son Bappaditya Mondal being his only legal heir and successor got the ownership of his rest share in the said land by virtue of Law of Inheritance;
- XII.** That, on 18.05.2022, Bikas Kumar Mondal, Manabendra Mandal, Bibhas Mondal, Bappaditya Mondal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal, Biswaroop Mondal & Bipasha Bera executed 5 (five) separate Revocation of Agreement in respect of their respective shares in the total land as mentioned hereinabove, thereby cancelling the Agreements dated 25.10.2011 previously executed between them and the Partners of Evershine Reality (the said Developer);
- XIII.** That, on 18.05.2022, Bibhas Mondal executed a Revocation of General Power of Attorney registered before A.D.S.R. Garia and recorded in Book No. IV, Being No. 52, for the year 2022, thereby cancelling his General Power of Attorney registered on 16.03.2015, before A.D.S.R. Garia;
- XIV.** That, on 20.05.2022, Bikas Kumar Mondal, Manabendra Mandal and the legal heirs of Bisweswar Mondal, i.e. his wife Rani Mondal,

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

Biswaroop Mondal & Bipasha Bera executed 3 (three) separate Revocation of General Power of Attorney all registered before Sub. Registrar, Jaleswarpur, Orissa and recorded in Book No. 4, Document Number 40102201130 for the year 2022, Book No. 4, Document Number 40102201131 for the year 2022 & Book No. 4, Document Number 40102201129 for the year 2022, thereby cancelling their respective General Power of Attorney registered on 26.09.2011, before Sub. Registrar, Jaleswarpur, Orissa;

XV. That, Bibhas Mondal, Manabendra Mandal, Bikas Kumar Mondal, Bappaditya Mondal, Rani Mondal, Biswaroop Mondal and Bipasha Bera all being the Landowners in respect of the land as mentioned hereinabove executed a Development Agreement with Development Power of Attorney with the said Developer, i.e. EVERSINE REALITY, which was registered on 20.05.2022 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2022, Pages 102264 to 102337, Being No. 3072 for the year 2022;

XVI. Thereafter the said Developer, i.e. EVERSINE REALITY started construction of a G+4 storied building known as "**AASHRAY PINGALJYOTI**" at Holding No. 1463, Sreenagar, under Ward No.- 1 of Rajpur Sonarpur Municipality;

# DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

Mobile : 98310 72514

CHAMBER : C/o BISWAS & ASSOCIATES, 10, KIRAN SANKAR ROY ROAD, 2ND FLOOR, KOLKATA-700 001, PHONE : 2210-0549

RESIDENCE : 14, NIVEDITA SARANI, P. O. - PANCHPOTA; KOLKATA - 700152, PHONE : 2432-0677

Re. : .....

Date : .....

I hereby certify that the above-mentioned land of the present Landowners herein is free from all sorts of encumbrances, charges, liabilities, liens, lispendences, attachments of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

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

**Enclosure:-** Search Receipts.

*Dibakar Bhattacharjee*  
**ADVOCATE**  
WB-359/2001.