

APURBA KUMAR GHOSH

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Chamber

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Ref. No.....

Date:- 08.01.2021

NO ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref: An area of **ALL THAT** piece or parcel of Danga land measuring 15 (Fifteen) Cottahs 8 (Eight) Chittacks 9 (Nine) Sq.ft. more or less lying at and situate being Municipal Holding No. 77 and 78, Elachi Chakraborty Para, now after consolidation of two premises Municipal Holding No. of consolidated premises has become Municipal Holding No.77 Elachi Chakraborty Para, in the District of South 24 Parganas Pin-700151, within Police Station and sub Registration Office - Sonarpur Post Office-Dakshin Jagaddal, Ward No. 26 within the limits of the Rajpur-Sonarpur Municipality in Mouza – Elachi, J.L. No. 70 Collect orate Touzi No. 63, 43, R.S. No. 223 Pargana Magura comprised in C.S. and R.S. Dag No. 2115 and 2116 under C.S. and R.S. Khatian No. 394, L.R. Khatian No.2863 and 2862 L.R. Dag No.-2160 containing an area of 0.20 Acre Danga Land and in L.R. Dag No 2161 containing an area of 0.05 Acre Danga Land **TOGETHER WITH** all sorts of easement right as attached thereto.

PRESENT OWNER OF THE SAID PLOT : MAYFAIR ASHIANA PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its registered office at 194, Hossenpur, Post Office- EKTP, Police Station-Anandapur (Old Tiljala), Kolkata-700107

I have caused necessary searches through my Licensed Searcher in the Additional District Sub-Registrar Office at Sonarpur, District Registrar Office at Alipore and Additional Registrar of Assurances, Kolkata for the period from 1989 to 2020 and other relevant documents in respect of the aforesaid Property.

My report is as follows:

WHEREAS One Sri Jogendra Lal Bose since deceased seized and possessed of well demarcated land containing an area of 7 (Seven) Cottahs 5 (Five) Chittacks be it little more or less comprised in Dag No. 2115 and 2116 recorded in Khatian No. 394 of Mouza Elachi, J.L. No. 70, within Police Station Sonarpur as described in Schedule hereunder written by purchasing the same on 12th October 1966 from Bijoy Kumar Mondal and others by a Deed of Sale Registered in Book No.1, Volume No. 147 Pages 184 to 191 being No. 12263 for the year 1966 of Sub-Registrar Baruipur.

AND WHEREAS thus the said Jogendra Lal Bose while seized and possessed of the said property as absolute owner thereof died on leaving behind him surviving his widow namely Smt. Kalyani Bose his only son Mr. Jayant Bose and two daughters namely Smt. Kumkum Roy and Smt. Bharati Sinha as his legal heirs and successors in accordance with Hindu Succession Act, 1956.

AND WHEREAS while the said Smt. Kalyani Bose, Jayant Bose, Kumkum Roy and Bharati Sinha was seized and possessed of the said property as mentioned in the Schedule hereunder, they by a Deed of Indenture executed on 15th day of March, One Thousand Nine Hundred Ninety Three sold, transferred and conveyed their aforesaid property comprising with **ALL THAT** piece and parcel of danga land having an area of 7 (Seven) Cottahs 5 (Five) Chittacks be it more or less comprised in

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and being portion of land recorded in C.S. and in R.S. Dag No. 2115 and 2116 C.S. and R.S. Khatian No. 394 L.R. Khatian No.2862, L.R. Dag No.-2160, 2161 of Mouza – Elachi, J.L. No. 70, being Municipal Premises No. 78, Elachi Chakraborty Para, Post Office- Dakshin Jagaddal, within Police Station – Sonarpur, Ward No.26, within the limits of the Rajpur Sonarpur Municipality District South 24 Parganas, Pin- 700 151, morefully described in the Schedule –A therein below and hereinafter referred to as the said property to Dr. Asish Kumar Ghosh, the Vendor No.1 therein , Son of Dr. Amarendra Sekhar Ghosh, at and for the consideration as mentioned in the said Deed of Sale and delivered possession thereof. The said Deed of Sale was registered in the office of the District Sub-Registrar at Alipore, South 24 Parganas, Book No. I, Volume No. 68, Pages from 87 to 97 , being No. 3695 for the year 1993.

AND WHEREAS the said Dr. Asish Kumar Ghosh, duly mutated his name in the Assessment Registrar of the Rajpur-Sonarpur Municipality in respect of his purchased property and the property of Dr. Asish Kumar Ghosh was recorded as Municipal Holding No.78, Chakraborty Para Road, under Ward No. 26, within the limit of Rajpur-Sonarpur Municipality.

AND WHEREAS the said Dr. Asish Kumar Ghosh, duly recorded his name in the L.R. Settlement Record of Rights in respect of his aforesaid property under L.R. Khatian No. 2862 corresponding to L.R. Dag No.2160, containing an area of .09 Satak Danga Land and under the same L.R. Khatian corresponding to L.R. Dag No. 2161 containing an area of 0.03 Satak Danga Land in Mouza – Elachi.

AND WHEREAS One Smt. Kalyani Majumder seized and possessed of **ALL THAT** piece or parcel of well demarcated land having an area of 8 (Eight) Cottahs 3 (Three) Chittacks 9 (Nine) Sq.ft. be it little more or less comprised in Dag No. 2115 and 2116 recorded in Khatian No. 394 of Mouza – Elachi J.L. No. 70 within Police Station – Sonarpur, District – South 24 Parganas by purchasing the same on 12th October 1966 by a Deed of Sale registered in Book No. 1, Volume No. 143 pages 294 to 301 being No. 12264 for the year 1966 of Sub-Registration Office at Baruiপুর as described in Schedule hereunder written as absolute owner thereof.

AND WHEREAS while seized and possessed of the said property as described in Schedule hereunder written the said Smt. Kalyani Majumder sold, transferred and conveyed the said property in favour of 1) Sri Abhijit Bose, Son of Sri Susanta Kumar Bose, and 2) Smt. Krishna Bose, Wife of Sri Abhijit Bose, by executing a Deed of Gift on 30th day of June 1989 in their favour duly registered in Book No. 1 Deed No. 8866 of District Registration Office of District South 24 Parganas at Alipore and delivered possession thereof.

Asish Kumar Ghosh
Advocate

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AND WHEREAS by a Deed of Indenture made on 15th day of March, 1993 the said 1) Sri Abhijit Bose and 2) Smt. Krishna Bose sold, transferred and conveyed their aforesaid purchased property comprising with **ALL THAT** piece or parcel of Danga land measuring more or less 8 (Eight) Cottahs 3 (Three) Chittacks 9 (Nine) Sq.ft. comprised in C.S. and R.S. Dag No. 2115 and 2116 recorded in C.S. and R.S. Khatian No. 394 L.R. Khatian No.2863, L.R. Dag No.-2160, 2161 in the District of South 24 Parganas Pin- 700 151 within Police Station and sub Registration Office Sonarpur Post Office- Dakshin Jagaddal, Ward No. 26 within the limits of the Rajpur-Sonarpur Municipality to Dr. Indranil Kolay, the Vendor No. 2 therein, Son of Mr. Biswanath Kolay at and for the consideration as mentioned in the said Deed of sale morefully described in the Schedule –B therein below and hereinafter referred to as the said property and delivered possession thereof. The said Deed of sale was registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No.68, pages from 75 to 86, Being No. 3694 for the year 1993.

AND WHEREAS the said Dr. Indranil Kolay duly mutated his name in the Assessment Registrar of Rajpur-Sonarpur Municipality in respect of his aforesaid purchased property and the said property has been numbered as Municipal Holding No. 77, Elachi Chakraborty Para, under Ward No. 26 and has been enjoying and possessing the said property free from all encumbrances by paying tax to the Competent Authority in his own name.

AND WHEREAS the said Dr. Indranil Kolay also mutated his name in the Settlement Record of Rights under L.R. Khatian No. 2863 corresponding to L.R. Dag No. 2160 in Mouza – Elachi, containing an area of 0.11 Acre Danga Land and under the same Khatian, corresponding to Dag No. 2161 containing an area of 0.02 Danga Land.

AND WHEREAS the said Dr. Asish Kumar Ghosh, is seized and possessed of and sufficiently entitled to as absolute owner comprising with **ALL THAT** piece and parcel of danga land having an area of 7 (Seven) Cottahs 5 (Five) Chittacks be it more or less comprised in and being portion of land recorded in C.S. and in R.S. Dag No. 2115 and 2116 C.S. and R.S. Khatian No. 394 L.R. Khatian No.2862, L.R. Dag No.- 2160 containing an area of 0.09 Acre Danga Land, L.R. Dag No. 2161 containing an area of 0.03 Acre Danga Land of Mouza – Elachi, J.L. No. 70, being Municipal Holding No. 78, Elachi Chakraborty Para, Post Office- Dakshin Jagaddal, within Police Station – Sonarpur, Ward No.26, within the limits of the Rajpur-Sonarpur Municipality District South 24 Parganas, Pin- 700151, morefully described in the Schedule –A below therein.

AND WHEREAS the said Dr. Indranil Kolay is seized and possessed of and sufficiently entitled to as absolute owner comprising with **ALL THAT** piece or parcel of Danga land measuring more or less 8 (Eight) Cottahs 3 (Three) Chittacks 9 (Nine) Sq.ft. lying at and situate being Municipal

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Holding No. 77, Elachi Chakraborty Para, in the District of South 24 Parganas Pin- 700151 within Police Station and sub Registration Office - Sonarpur Post Office- Dakshin Jagaddal, Ward No. 26 within the limits of the Rajpur-Sonarpur Municipality in Mouza – Elachi, J.L. No. 70 Collectorate Touzi No. 63, 43, R.S. No. 223 Pargana Magura comprised in C.S. and R.S. Dag No. 2115 and 2116 under C.S. and R.S. Khatian No. 394, L.R. Khatian No.2863, L.R. Dag No.-2160 containing an area of 0.11 Acre Danga Land and in L.R. Dag No 2161 containing an area of 0.02 Acre Danga Land. Proportionate rent payable to the superior landlord the State of West Bengal in the Collect orate of District South 24 Parganas **TOGETHER WITH** all sorts of easement right as attached thereto morefully described in the Schedule –B below therein.

AND WHEREAS the said 1) Dr. Asish Kumar Ghosh and 2) Dr. Indranil Kolay were jointly seized and possessed of **ALL THAT** piece or parcel of Danga land measuring 15 (Fifteen) Cottahs 8 (Eight) Chittacks 9 (Nine) Sq.ft. more or less lying at and situate being Municipal Holding No. 77 and 78, Elachi Chakraborty Para, in the District of South 24 Parganas Pin- 700 151, within Police Station and sub Registration Office - Sonarpur Post Office-Dakshin Jagaddal, Ward No. 26 within the limits of the Rajpur-Sonarpur Municipality in Mouza – Elachi, J.L. No. 70 Collectorate Touzi No. 63, 43, R.S. No. 223 Pargana Magura comprised in C.S. and R.S. Dag No. 2115 and 2116 under C.S. and R.S. Khatian No. 394, L.R. Khatian No.2863 and 2862 L.R. Dag No.-2160 containing an area of 0.20 Acre Danga Land and in L.R. Dag No 2161 containing an area of 0.05 Acre Danga Land **TOGETHER WITH** all sorts of easement right as attached thereto morefully described in the Schedule –C below therein.

AND WHEREAS by a Deed of Sale dated 10th day of July, 2015 the said 1) Dr. Asish Kumar Ghosh and 2) Dr. Indranil Kolay sold , transferred and conveyed free from all encumbrances **ALL THAT** piece or parcel of Danga land measuring 15 (Fifteen) Cottahs 8 (Eight) Chittacks 9 (Nine) Sq.ft. more or less lying at and situate being Municipal Holding No.77 and 78, Elachi Chakraborty Para, in the District of South 24 Parganas Pin- 700151, within Police Station and sub Registration Office - Sonarpur Post Office-Dakshin Jagaddal, Ward No.26 within the limits of the Rajpur-Sonarpur Municipality in Mouza – Elachi, J.L. No. 70 Collect orate Touzi No. 63, 43, R.S. No. 223 Pargana Magura comprised in C.S. and R.S. Dag No. 2115 and 2116 under C.S. and R.S. Khatian No. 394, L.R. Khatian No.2863 and 2862 L.R. Dag No.-2160 containing an area of 0.20 Acre Danga Land and in L.R. Dag No 2161 containing an area of 0.05 Acre Danga Land **TOGETHER WITH** all sorts of easement right as attached thereto to Mayfair Ashiana Private Limited, being represented therein by its Director and authorised signatory Mr. Gaurab Gupta, Son of Mr. Shishir Kumar Gupta at and for the consideration as mentioned in the said Deed of Sale. The said Deed of Sale was registered in the

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office of the District Sub-Registrar –IV at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1604-2015, Pages from 30839 to 30870, being No.160405382 for the year 2015.

AND WHEREAS the present Owner Mayfair Ashiana Private Limited after purchase of the aforesaid properties, duly mutated its name in the Assessment Register of the Rajpur- Sonarpur Municipality and the Rajpur- Sonarpur Municipality granted mutation certificate to the present owner herein and also in the Office of the Settlement Record of Rights in respect of the aforesaid Property being L.R. Khatian No.2915.

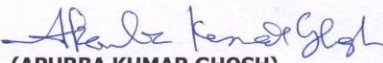
AND WHEREAS the said Mayfair Ashiana Private Limited is seized and possessed of and sufficiently entitled to as absolute owner of the said property comprising with **ALL THAT** piece or parcel of Danga land measuring 15 (Fifteen) Cottahs 8 (Eight) Chittacks 9 (Nine) Sq.ft. more or less lying at and situate being Municipal Holding No.77 and 78, Elachi Chakraborty Para, now after consolidation of two premises Municipal Holding No. of consolidated premises has become Municipal Holding No.77 Elachi Chakraborty Para, in the District of South 24 Parganas Pin-700151, within Police Station and sub Registration Office - Sonarpur Post Office-Dakshin Jagaddal, Ward No. 26 within the limits of the Rajpur-Sonarpur Municipality in Mouza – Elachi, J.L. No.70 Collect orate Touzi No. 63, 43, R.S. No. 223 Pargana Magura comprised in C.S. and R.S. Dag No. 2115 and 2116 under C.S. and R.S. Khatian No.394, L.R. Khatian No.2915, L.R. Dag No.2160 containing an area of 0.20 Acre Danga Land and in L.R. Dag No 2161 containing an area of 0.05 Acre Danga Land and has been possessing and enjoying the said property free from all encumbrances by paying taxes to the Municipality and in the Office of the Settlement record of rights in it's own name

The said Mayfair Ashiana Private Limited is the absolute Owner of the aforesaid area of 15 (Fifteen) Cottahs 8 (Eight) Chittacks 9 (Nine) Sq.ft. more or less of land as mentioned above/also mutated as a recorded owner in the Settlement Office under L.R. Khatian No.2915 in L.R. Dag Nos.2160 and 2161 and Municipal Office and paid the relevant taxes upto date.

From the available documents, I hereby certify that the abovementioned land of Mayfair Ashiana Private Limited is free from of encumbrances, charges, liabilities, liens and lispendents, attachment.

I also certify that the above mentioned land is not under any claim of the KMDA and The KIT and any other authority.

The receipts for the relevant searches are enclosed herewith.


(APURBA KUMAR GHOSH)
Advocate

No. REGN AA 377269

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 18169
2. Date of application..... 15/12/2020
3. Search for the year (s)..... (1989) 1989-2020
4. Name of office to which the record to be searched or inspected relates..... Dh + Sonarpur
5. Name of person or property to be searched.....
6. Nature of document..... M - Elachi
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document)..... Day - 2115 & 2116
8. From whom received..... S. Manna
9. Fees paid under Article —
- F (1) (i)
- F (2) (ii)
- F (2)



Registrar of

No. REGN AA 409671

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 48571
2. Date of application 16/12/20
3. Search for the year (s) 1990-20
4. Name of office to which the record to be searched or inspected relates R
5. Name of person or property to be searched S
6. Nature of document M
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m Elachi D 2115, 2116
8. From whom received S. Nayyar
9. Fees paid under Article —
- F (1) (i) 30
- F (2) (ii) 2
- F (2)

Registrar of

