

SAMAR DAS

ADVOCATE,
HIGH COURT, CALCUTTA.

CHAMBER :

S- 2, GROUND FLOOR.

KIRON APARTMENT, BALIA MORE,

P.O. – GARIA, KOLKATA – 700084.

MOBILE No. 099034-23220.

Ref :

Date : 02/05/2022

NON ENCUMBRANCE CERTIFICATE

Ref : ALL THAT **Plot of Bastu Land** measuring **8 decimals**, be the same a little more or less, lying situated at **Holding No. 648, Locality/ Street : Garagachha**, Ward No. 01 of the Rajpur – Sonarpur Municipality and comprised in **L.R. Dag No. 269 appertaining to L.R. Khatian Nos. 589 & 590** corresponding to R.S. Dag No. 245 under R.S. Khatian No. 125 of **Mouza – Garagachha**, J.L. No. 45, Police Station – Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084.

Present Owners : (1) **SRI BIPLAB MONDAL** and (2) **SRI BIKASH MONDAL**, both sons of Late Paresh Mondal, both by Nationality – Indian, both by faith – Hindu, both by occupation – Business, both residing at Garagachha, Post Office – Garia, Police Station – Sonarpur presently Narendrapur, District – South 24 Parganas, Kolkata – 700084.

This is to certify that I have caused necessary searches at the office of the Registration of Assurance Kolkata, D.R. & S.R. Alipore, South 24 Parganas, and A.D.S.R., Sonarpur and Garia, South 24 Parganas for the period of 2009 to 2022 (upto date) and all other relevant documents in respect of the aforesaid property supplied to me.

My report is as follows :

During searches in the aforesaid Registration Offices concerned, so far papers and records available therein and other relevant documents supplied to me I am of opinion that -

WHEREAS one Parsesh Mondal, son of Late Jogendranath Mondal of Garagachha was the recorded raiyat of **8 decimals shali land in L.R. Dag No. 269 appertaining to L.R. Khatian No. 106 corresponding to R.S. Dag No. 245 under R.S. Khatian No. 125 of Mouza – Garagachha**, J.L. No. 45, Police Station – Sonarpur presently Narendrapur, District – South 24 Parganas, Kolkata – 700084 inter alia other plots of land of Mouza – Garagachha.



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AND WHEREAS by and under a Deed of Gift registered at the office of the D.S.R.-IV, Alipore, South 24 Parganas and recorded in its Book No. I, CD Volume No. 20, Pages 3380 to 3389, Being No. 06070 for the year 2012 said Paresh Mondal gifted the aforesaid **8 decimals shali land** in favour of his two sons, **Biplab Mondal and Bikash Mondal, the land owners herein.**

AND WHEREAS Biplab Mondal and Bikash Mondal, the land owners herein accepting the aforesaid Gift Deed had been in possession and enjoyment of the aforesaid property without any hindrance and encumbrance. And they got mutated their names in respect of the said property in the department of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property is recorded in L.R.R.O.R. as **8 decimals shali land** in **L.R. Dag No. 269 appertaining to L.R. Khatian Nos. 589 & 590** corresponding to R.S. Dag No. 245 under R.S. Khatian No. 125 of Mouza – Garagachha, J.L. No. 45, Police Station – Sonarpur presently Narendrapur, Dist. - South 24 Parganas, Kolkata - 700084.

AND WHAREAS during possession and enjoyment of the said property the said Biplab Mondal and Bikash Mondal, the land owners herein jointly got mutated their names in respect of the said property in the assessment record of the Rajpru – Sonarpur Municipality and since then the said property identified as **Holding No. 648, Locality/ Street : Garagachha, Ward No. 01 of the Rajpur – Sonarpur Municipality.**

AND WHEREAS the land Owners entered into a **Development Agreement** with the developer herein **on 18/02/2021** which was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2021, Pages from 45658 to 45699, **Being No. 162901106** for the year **2021** for construction of Apartment Ownership Building upon the aforesaid premises specifically mentioned in the First Schedule hereunder written at the cost and expenses of the developer with several terms and conditions as contained therein and the land owners also granted **Development Power of Attorney** for construction of building upon the aforesaid premises and to sell developer's allocation in the said building and the said Power of Attorney was registered at the office of the A.D.S.R., Garia, South 24 Parganas and recorded in Book No. I, Volume No. 1629-2021, Pages from 45700 to 45723, **Being No. 162901113** for the year **2021** and hand over vacant possession in favour of the developer for construction of building in terms of the Development Agreement and by strength of the said Power of Attorney.



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AND WHEREAS the developer herein has been in construction work of G+III storied apartment ownership building being named as “**SURAKHA RESIDENCY- 3**” upon the aforesaid premises as per **approved building plan vide No. 92/CB/01/04 dated 20.09.2021** from the authority of the Rajpur – Sonarpur Municipality.

AND WHEREAS in the mean time the developer change the character of the property from Shali to Bastu from the department of B.L.&L.R.O., Sonarpur South 24 Parganas vide Memo No. 41/Conv/1205/BLR-SNP/22 dt. 20/04/2022 and Memo No. 41/Conv/1207/BLR-SNP/22 dt. 20/04/2022.

There is no such deed is found in the searching period in which the present owners herein sold, transferred or alienated the said property or any part or portion thereof except the abovementioned deeds.

I hereby certify that above mentioned property of Sri Biplab Mondal and Sri Bikash Mondal is free from all sorts of encumbrances, charges, liabilities, liens and lispendens attachment of any kind whatsoever and the said property have an absolute clear, free and marketable title.

I also hereby certify that the above mentioned property is not under any claim of any authority and is fit for equitable mortgage.



Samar Das 02/05/22
SAMAR DAS
Advocate
High Court, Calcutta
Enrollment No. : WB91/05