

No. REGN CC 000456

Receipt for Fees Deposited for Search or Inspection

Serial Number of application..... 2456

Date of application 11/6/25

Search for the year (s) 24-25

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

Name of person or property to be searched 2

Nature of document

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

..... D - 992, 993, 1-362

8. From whom received D. Bhushan

9. Fees paid under Article — 23 1/2

F (1) (i)

F (2) (ii)

F (2)

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: 12-06-2025

Serial No of Application	1604008227/2025	Search No	1604008227/2025
Search for the Years	From 2004 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00992		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 21/-	

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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Form - 1556

Date of Application: 12-06-2025

Serial No of Application	1604008228/2025	Search No	1604008228/2025
Search for the Years	From 2004 To 2025	Record Available	From 23/02/2009 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Dhelua, , Plot No: LR- 00993		
From whom Received	D Bhattacharya		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 21 /-	

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 SONARPUR (A.D.S.R.)
Receipt for fees deposited for Search
Form - 1556

Date of Application: 12-06-2025

Serial No of Application	1608008564/2025	Search No	1608008564/2025
Search for the Years	From 2004 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00992		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

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: 12-06-2025

Serial No of Application	1608008565/2025	Search No	1608008565/2025
Search for the Years	From 2004 To 2014	Record Available	From 13/02/2008 onwards
Property to be Searched	District: South 24-Parganas, PS: Sonarpur, Mouza: Tentulbedia, , Plot No: LR- 00993		
From whom Received	P K Roy		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 10/-	

Search Result: No Record Found



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

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 : 16/06/2025

NON-ENCUMBRANCES CERTIFICATE AND DETAILED REPORT ON TITLE

Ref:- An area of the vacant Bastu land total measuring about **10 (ten) cottahs** be the same a little more or less lying and situated at R.S. Khatian No. 219, L.R. Khatian No. 3662, out of which 2 cottahs 12 chittacks 0 sq. ft. of land in R.S. Dag No. 975, corresponding to L.R. Dag No. 992 & 7 cottahs 4 chittacks 0 sq. ft. of land in R.S. Dag No. 976 corresponding to L.R. Dag No. 993 both under Mouza- Tentulberia, J.L. No.44, Touzi No. 271, **Holding No. 728, Purba Tentulberia**, under Ward No. 4 of Rajpur-Sonarpur Municipality, Sub. Registry office - Garia, Police Station- Narendrapur, District: 24 Parganas (South).

PRESENT LAND OWNER:-

SMT. SUJATA MONDAL, wife of-- Late Tarit Kumar Mondal, residing at- East Tentulberia, (Near Five Star Club), P.O.- Panchpota, P.S.- Narendrapur, Kolkata 700152.

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 21 (twenty one) years and have inspected the records and all other relevant available documents in respect of the aforesaid property.

Asst. Att.

DIBAKAR BHATTACHARJEE

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

Re. :

Date :

MY REPORT IS AS FOLLOWS:-

1. That, one Sri Kokil Chandra Naskar, son of Late Gopal Chandra Naskar while being the owner of the land as mentioned in the First Schedule hereunder with other lands sold the land measuring about 16.5 decimal or 10 cottahs from R.S. Khatian No. 219, R.S. Dag No. 975 & 976, Mouza- Tentulberia to Kankabati Mondal (since deceased), wife of- Bidhu Bhushan Mondal by virtue of a Sale Deed registered on 17.10.1977 before District Sub-Register, Alipur, and recorded in Book No. I, Volume No. 204, Pages 146 to 150, Being No. 6980 for the Year 1977.
2. That, after purchasing the said land Kankabati Mondal (since deceased) was enjoying the ownership of the same and she mutated and recorded her name in the L.R. Settlement Record-of-Rights (Parcha) and constructed a brick built building and started living thereon and thereafter on 13.01.2011, Kankabati Mondal (since deceased) gifted the land total measuring about 5 cottahs 2 chittacks 10 sq. ft. (out of which 2 cottahs 12 chittacks of land from R.S. Dag No. 975 and 2 cottahs 6 chittacks 10 sq. ft. of land from R.S. Dag No. 976) along with structures standing thereon to her daughter-in-law Smt. Sujata Mondal, being her one and only son's wife and her minor son Sayantan Mondal now major, the said Deed of Gift was registered

D. Chatt.

DIBAKAR BHATTACHARJEE

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

Re. :

Date :

in the office of the District Sub-Register-IV, Alipur, and recorded in Book No. I, CD Volume No. 1, Pages 4590 to 4603, Being No. 250 for the year 2011 and subsequently their names have been mutated in the L.R. Settlement Record-of-Rights (Parcha) in respect of the said lands.

3. That, after gifting the said land measuring about 5 cottahs 2 chittacks 10 sq. ft., Kankabati Mondal (since deceased) has been retaining the land measuring about 4 cottahs 13 chittacks 35 sq. ft. in R.S. Dag No. 976, Mouza- Tentulberia and after the demise of Kankabati Mondal on 22.06.2019, her husband Bidhu Bhushan Mondal, her daughter-in-law Sujata Mondal and only grandson Sayantan Mondal – all 3 (three) of them jointly inherited the said land of 4 cottahs 13 chittacks 35 sq. ft. in R.S. Dag No. 976, Mouza- Tentulberia. BE IT TO BE NOTED THAT Tarit Kumar Mondal the only son of Kankabati Mondal and Bidhu Bhushan Mondal died unfortunately on 26.11.2013 leaving behind his mother Kankabati Mondal (now deceased) his wife Sujata Mondal and only son Sayantan Mondal as his legal heirs and successors.
4. That, after the death of Kankabati Mondal, her husband Bidhu Bhushan Mondal became the owner of the undivided half share of the said land measuring about 4 cottahs 13 chittacks 35 sq. ft. in R.S.

D. Chatt.

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

Re. :

Date :

Dag No. 976, Mouza- Tentulberia, i.e. the land measuring about 2 cottahs 6 chittacks 40 sq. ft. and said Smt. Sujata Mondal and her son Sri Sayantan Mondal became the joint Owner of the rest undivided half share, i.e. 2 cottahs 6 chittacks 40 sq. ft. of land in R.S. Dag No. 976, Mouza- Tentulberia including the structures standing thereon.

5. That, on 18.06.2020, Bidhu Bhushan Mondal by virtue of a Deed of Gift registered in the office of the A.D.S.R. Garia, and recorded in Book No. I, Volume No. 1629-2020, Pages 65483 to 65518, Being No. 1744 for the year 2020 gifted his undivided half share i.e. the land measuring about 2 cottahs 6 chittacks 40 sq. ft. in R.S. Dag No. 976, Mouza- Tentulberia, in favour of his daughter-in-law Smt. Sujata Mondal and his grandson Sri Sayantan Mondal.
6. That, by virtue of the above-mentioned Deed of Gifts, Sujata Mondal and Sayantan Mondal became the joint owners of the land total measuring about 10 cottahs in R.S. Dag No. 975 & 976, Mouza- Tentulberia, and thereafter their names have been mutated in the L.R. Settlement Record-of-Rights (Parcha) as well as in the Assessment Records of Rajpur Sonarpur Municipality in respect of the said lands.

S. Chatt.

DIBAKAR BHATTACHARJEE

ADVOCATE

HIGH COURT, CALCUTTA

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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 :

7. That, on 28.08.2020, Sayantan Mondal executed 2 (two) separate Deed of Gift in respect of his undivided 1/2th share in favour of his mother Sujata Mondal (the present Landowner), the details of the Deed of Gift are as follows:- (i) Sayantan Mondal gifted his undivided 1/2th share in respect of the Bastu land total measuring about 4 cottahs 13 chittacks 35 sq. ft. together with tile shed structure measuring about 200 sq. ft., i.e. land area of 2 cottahs 6 chittacks 40 sq. ft. together with tile shed structure measuring about 100 sq. ft. in R.S. Dag No. 976, corresponding to L.R. Dag No. 993, R.S. Khatian No. 219, L.R. Khatian No. 308, Mouza- Tentulberia, the said Deed of Gift was registered before A.D.S.R. Garia and recorded in Book No. 1, Volume No. 1629-2020, Pages 92749 to 92782, Being No. 2624 for the year 2020 and (ii) Sayantan Mondal gifted his undivided 1/2th share in respect of the Bastu land total measuring about 5 cottahs 2 chittacks 10 sq. ft. together with tile shed structure measuring about 300 sq. ft., i.e. land area of 2 cottahs 9 chittacks 5 sq. ft. together with tile shed structure measuring about 150 sq. ft. out of which 1 cottah 6 chittacks 0 sq. ft. in R.S. Dag No. 975, corresponding to L.R. Dag No. 992, R.S. Khatian No. 219, L.R. Khatian No. 3661 and 1 cottah 3 chittacks 5 sq. ft. in R.S. Dag No. 976, corresponding to L.R. Dag No. 993, R.S. Khatian No. 219, L.R. Khatian No. 3661, under Mouza-

mshatt.

DIBAKAR BHATTACHARJEE

ADVOCATE

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

Re. :

Date :

Tentulberia, the said Deed of Gift was registered before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2020, Pages 92783 to 92815, Being No. 2625 for the year 2020.

8. Thus by virtue of the above-mentioned Deed of Gifts, Sujata Mondal (the present Landowner) became the absolute owner of the land total measuring about 10 cottahs in R.S. Dag No. 975 & 976, Mouza- Tentulberia, and thereafter Sujata Mondal (the present Landowner) mutated her name in the L.R. Record-of-Rights (Parcha) in respect of the said total land as mentioned hereinabove and she also mutated her name in the Assessment Records of Rajpur Sonarpur Municipality and the present Landowner herein has been enjoying the absolute ownership of the said lands without any interferences from anyone.

9. Thereafter, with an intention to construct a multi-storied building on the said land as mentioned hereinabove, Sujata Mondal (the present Landowner) entered into a Development Agreement with "JAMUNA CONSTRUCTION" a Proprietorship Firm having its Office at- 376, Dhalua Paschim Para, Dhalua, P.O. – Panchpota, P.S. – Narendrapur, Kolkata – 700152 and represented by its sole Proprietor SMT. SOMA MONDAL, wife of- Sri Sukanta Kumar Mondal (hereinafter referred to as the said Developer) which was registered on 06.12.2023 before

D. Chatt.

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Re. :

Date :

A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2023, Pages 155910 to 155939, Being No. 5572 for the year 2023 and for smooth running of the said construction work Sujata Mondal (the present Landowner) executed a Registered Power of Attorney after Registered Development Agreement in favour of the said Developer which was registered on 06.12.2023 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2023, Pages 155962 to 155982, Being No. 5577 for the year 2023.

10. That, the said Developer submitted a building sanction plan in respect of the land measuring about 10 cottahs, morefully described hereinabove at the cost and expenses of the said Developer and got the sanctioned building plan bearing sanction no. **SWS-OBPAS/2207/2025/0904 dated 14.05.2025** duly sanctioned from Rajpur Sonarpur Municipality.

11. That, the Said Land is earmarked for the purpose of building a residential building project comprising of G+3 storied building.

I hereby certify that the above-mentioned land of the present Landowner herein is free from all sorts of encumbrances, charges, liabilities, liens,

Dibakar

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Re. :

Date :

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

DIBAKAR BHATTACHARJEE
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High Court, Calcutta
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2nd Floor, Kolkata-700 001
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