

Arun Kumar Bhaumik
Advocate
Kolkata High Court



63/21, DUM DUM ROAD
(Surer Math)
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Date

32549

NON ENCUMBRANCE CERTIFICATE AND DETAILED REPORT ON TITLE

Ref. :- ALL THAT piece or parcel of land measuring an area of **63.48 Decimals** equivalent to 38 Cottahs 07 Chittacks 14 Sq.ft. be the same a little more or less out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, 3288 now 3782 & 3995, lying and situated at Mouza - Kalikapur, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, Police Station - Rajarhat, Kolkata – 700 135, within the local limits of Patharghata Gram Panchayat, under the jurisdiction of Addl. District Sub-Registrar Office Rajarhat, New Town, in the District of North 24 Parganas.

PRESENT OWNER OF THE SAID PLOT :- PROFEETO REALTORS PRIVATE LIMITED, a company incorporated under the Companies Act. 1956, having its registered office at L/51/1202, L-51, Spriha, Sp Shukhobristhi, AA-III, New Town, Post Office – New Town, Police Station – New Town now Technocity, Kolkata – 700 135, in the District of North 24-Parganas.

ARUN KUMAR BHAUMIK
Advocate

Calcutta High Court
Registration No. : W.B. 905/1983

3.9.2024

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I have caused necessary searches in the District Registrar Barasat, North 24-Parganas, Additional Registrar of Assurances, Kolkata, Additional District Sub Registrar Rajarhat & Additional District Sub Registrar Bidhannagar Salt Lake City for the period from 1990 to 2024 and have inspected the Settlement Records and all other relevant documents in respect of the aforesaid Property.

My report is as follows :-

WHEREAS One (i) Shri Dhananjoy Mondal and (ii) Shri Dukhiram Mondal both sons of Late Harendra Nath Mondal, both resident of Atghara, Kalikapur, P.S. Rajarhat, 24 Parganas now North 24 Parganas were the joint owners of bagan/danga land measuring an area of 1.27 Acre (one Acre twenty seven Decimals) comprised in C.S. Dag No. 651, under C.S. Khatian No. 103, lying at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of purchase from (i) Miya Chaddin Mondal son of Late Bahadur Mondal (ii) Maniraddin Mondal, son of Bholai Mondal (iii) Keramat Ali Mondal son of Late Hela Laddin Mondal (iv) Karim Box Mondal & (v) Abbas Ali Mondal both

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sons of Keramat Ali Mondal all resident of Teghari, P.S. Rajarhat, (vi) Mst. Amena Khatun Bibi wife of late Golam Hochhen Molla, residing at Joypur, P.S. Bhangar, District – 24 Parganas now South 24 Parganas by a registered Deed of Sale (Bengali language Suff Bikray Kobala), registered at the office of the Bhangar, 24 Parganas now South 24 Parganas and recorded in Book No. I, Being No. 2758 for the year 1948 on 13/07/1948 against valuable consideration mentioned thereon and by virtue of above purchase, each of them entitled as ½ share out of said purchase land.

AND WHEREAS While seized and possessed of the said plot of land by virtue of above purchase the said Shri Dukhiram Mondal duly recorded his name to BL & LR office in L.R. Settlement Operation being L.R. Khatian No. 252 and the said office Authority recorded the said land measuring an area of 63.50 Decimals as ½ share out of 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present L.R. Khatian No. 252, lying at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No.10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas as absolute owner and possessor thereof.

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AND WHEREAS While seized and possessed of the said plot of land, the said Shri Dukhiram Mondal died in childless, leaving behind his only wife namely Golapi Mondal, the Vendor therein as his only legal heir to his estate and she become the owner of the said land measuring an area of 63.50 Decimals as $\frac{1}{2}$ share out of 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present L.R. Khatian No. 252, lying at Mouza - KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of inheritance from her husband and/or in terms of the Hindu Succession Act, 1956. And thereafter she sold out a portion from the same and remaining land measuring 16.51 Decimals is under her full possession.

AND WHEREAS Since then, Golapi Mondal was seized and possessed of the aforesaid plot of bagan land measuring an area of 16.51 Decimals comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, at present L.R. Khatian No. 252, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of above inheritance from her

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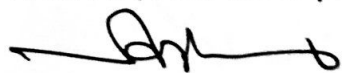
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husband and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in her name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to others as Golapi Mondal shall think fit and proper.

AND WHEREAS by a Deed of Conveyance dated 26.11.2021, registered at the office of Addl. District Sub-Registrar Rajarhat, New Town, North 24-Parganas, copied in Book No. I, Being No. 16745 for the year 2021, Golapi Mondal, described therein as the Vendor, sold, transferred and conveyed to Profeeto Realtors Private Limited, described therein as the Purchaser, ALL THAT piece and parcel of Bagan land measuring an area of **16.51 Decimals** be the same a little more or less as 0.1300 share out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, lying and situated at Mouza - Kalikapur, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayat, in the District of North 24 Parganas.

AND WHEREAS While seized and possessed of the aforesaid plot of land said Golapi Mondal Gifted and transferred to her cousin SHRI ASTAPADA NASKAR, ALL THAT piece or


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parcel of Bagan land measuring an area of 17 Decimal equivalent to 10 (Ten) Katha 5 (Five) Chittack, out of 1 Acre 27 Decimal, comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, by a registered deed of Gift dated 22/11/2018, registered at the A.D.S.R.O. Rajarhat, New Town, copied in Book No. 1. Volume No. 1523-2018, Pages from 427098 to 427115, Being No. 12873 for the year 2018.

AND WHEREAS While seized and possessed of the aforesaid Gift the said Shri Astapada Naskar, absolute owner of aforesaid land and thereafter he recorded his name in B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 3288, land measuring an area of 17 Decimal more or less (as share 0.1339) out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437 and enjoying the same absolutely free from all encumbrances whatsoever.

AND WHEREAS Since then the said Shri Astapada Naskar was well seized and possessed of the aforesaid plot of Bagan land measuring an area of 17 Decimal more or less,

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out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437, under present L.R. Khatian No. 3288, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to any body in any way as Shri Astapada Naskar shall think fit and proper.

AND WHEREAS by a Deed of Conveyance dated 18.04.2022, registered at the office of Addl. District Sub-Registrar Rajarhat, New Town, North 24-Parganas, copied in Book No. I, Volume No. 1523-2022, Page from 275208 to 275239, Being No. 152306800 for the year 2022, Shri Astapada Naskar, described therein as the Vendor, sold, transferred and conveyed to Profeeto Realtors Private Limited, described therein as the Purchaser, ALL THAT piece and parcel of Bagan land measuring an area of **16.50 Decimals**, equivalent to **10 (Ten) Cottahs** be

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the same a little more or less out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252 now 3288 (in the name of Shri Astapada Naskar), lying and situated at Mouza - Kalikapur, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayat, in the District of North 24 Parganas.

AND WHEREAS Profeeto Realtors Private Limited, after the aforesaid two nos. of Deed of Conveyance, duly mutated its name in the records of B.L. & L.R.O. being L.R. Khatian No. 3782.

AND WHEREAS Profeeto Realtors Private Limited is well seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of **33 Decimals** equivalent to 20 Cottahs be the same a little more or less out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, 3288 now 3782, lying and situated at Mouza - Kalikapur, Police Station - Rajarhat, Kolkata - 700 135, within the local limits of Patharghata Gram Panchayat, in the District of North 24 Parganas.


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AND WHEREAS while seized and possessed of the aforesaid plot of land, said Golapi Mondal gifted and transferred to her cousin Shri Astapada Naskar ALL THAT piece or parcel of Bagan land measuring an area of 30.48 Decimal equivalent to 18 Cottahs 07 Chittacks 14 Sq.ft. more or less, out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437, under present L.R. Khatian No. 3288, lying and situated at Mouza- KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, by a registered deed of Gift dated 20.11.2018, registered at the A.D.S.R.O. Rajarhat, New Town, copied in Book No. I, Volume No. 1523-2018, pages from 424597 to 424612, being No. 12844 for the year 2018.

AND WHEREAS While seized and possessed of the aforesaid Gift the said Shri Astapada Naskar, absolute owner of aforesaid land and thereafter he recorded his name in B.L. & L.R.O. Rajarhat, under L.R. Khatian No. 3288, land measuring an area of 30.48 Decimal more or less (as share 0.2400) out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437 and enjoying the same absolutely free from all encumbrances whatsoever.

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AND WHEREAS Since then the said Shri Astapada Naskar was well seized and possessed of the aforesaid plot of Bagan land measuring an area of 30.48 Decimal equivalent to 18 Cottahs 7 Chittacks 14 Sq.ft. more or less, out of 1 Acre 27 Decimal, comprised in R.S. & L.R. Dag No. 437, under present L.R. Khatian No. 3288, lying and situated at Mouza-KALIKAPUR, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, within the local limits of Patharghata Gram Panchayat, within Rajarhat Police Station, within the Jurisdiction A.D.S.R.O. Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above Record of Rights and have been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in their names as absolute owner and possessors thereof and have the full right to dispose or transfer the same to anybody in any way as Shri Astapada Naskar shall think fit and proper.

AND WHEREAS by a Deed of Conveyance dated 01.08.2023, registered at the office of Addl. District Sub-Registrar Rajarhat, New Town, North 24-Parganas, copied in Book No. I, Volume No. 1523-2023, Page from 371676 to 371699, Being No. 152311410 for the year 2023, Shri Astapada Naskar, described therein as the Vendor, sold, transferred and conveyed to


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Profeeto Realtors Private Limited, described therein as the Purchaser, ALL THAT piece and parcel of Bagan land measuring an area of **30.48 Decimals** equivalent to 18 Cottahs 07 Chittacks 14 Sq.ft. out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252 now 3288 (in the name of Shri Astapada Naskar), lying and situated at Mouza - Kalikapur, Police Station - Rajarhat, within the local limits of Patharghata Gram Panchayat, in the District of North 24 Parganas.

AND WHEREAS Profeeto Realtors Private Limited, after the said purchase, duly mutated its name in the records of B.L. & L.R.O. under L.R. Khatian No. 3995.

AND WHEREAS Profeeto Realtors Private Limited, the present owner herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the **ALL THAT** piece or parcel of land measuring an area of **63.48 Decimals** equivalent to 38 Cottahs 07 Chittacks 14 Sq.ft. be the same a little more or less out of total 1.27 Acre comprised in C.S. Dag No. 651, corresponding to R.S. & L.R. Dag No. 437 under C.S. Khatian No. 103, L.R. Khatian No. 252, 3288 now 3782 & 3995, lying and situated at Mouza - Kalikapur, J.L. No. 40, R.S. No. 141, at present Touzi No. 10, Police Station - Rajarhat, Kolkata - 700 135, within the local limits of


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Patharghata Gram Panchayat, under the jurisdiction of Addl. District Sub-Registrar Office
Rajarhat, New Town, in the District of North 24 Parganas.

I hereby certify that the above mentioned Property of **Profeeto Realtors Private Limited** is free from all sorts of encumbrances, charges, liabilities liens and lispendents attachment of any kind whatsoever and the said property has an absolutely clear, free and marketable title.

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

The receipts for the relevant searches are enclosed herewith.

ARUN KUMAR BHAUMIK
Advocate

Calcutta High Court
Registration No. : W.B. 905/1000

3-9-2024

No. REGN BB 049403

Receipt for Fees Deposited for Search or Inspection

1. Serial Number of application..... 57003
2. Date of application 7.1.18/24
3. Search for the year (s) 1000-24
4. Name of office to which the record to be searched or inspected relates m
5. Name of person or property to be searched A
6. Nature of document
7. Particulars of record to be inspected (year, number, book, volume and page in the case of registered document) m kulkarni
R. 242 m 432 m 252
8. From whom received A. K. Bhattacharya
9. Fees paid under Article —
- F (1) (i) 300
- F (2) (ii)
- F (2)

..... Registrar of

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

Date of Application: 20-08-2024

Serial No of Application	1501054034/2024	Search No	1501054035/2024
Search for the Years	From 1990 To 2024	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00437		
From whom Received	A K Bhaumik		
Fees Paid under Articles	F1(i) 2/-	F1(ii) 28/-	
Search Result:	No Record Found		

for

(Mr Rajendra Prasad Upadhyay)
D.S.R. - I NORTH 24-PARGANAS
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

DR/DSR/1000
Please show the applicant to search
the documents for the year 1990
2024
B/nagal, Rajarhat
Raja/1990
For A.D.S.R. (Records)
North 24-Parganas



Dipakda

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

Date of Application: 20-08-2024

Serial No of Application	1501054033/2024	Search No	1501054034/2024
Search for the Years	From 1990 To 2024	Record Available	From 13/07/2009 onwards
Property to be Searched	District: North 24-Parganas, PS: Rajarhat, Mouza: Kalikapur, Plot No: LR- 00437		
From whom Received	A K Bhaumik		
Fees Paid under Articles	F1(i) 2 /-	F1(ii) 28 /-	
Search Result:	No Record Found		

(Mr Rajendra Prasad Upadhyay)

D.S.R. - I NORTH 24-PARGANAS

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

